

NINTH (SPECIAL) EDITION

HOMEMASTER

HOUSE PLAN HANDBOOK \$1^K

NEW ...
in this
Special issue

503 DRAWINGS

ILLUSTRATING HOMES
CREATED BY ARCHITECT

RUDOLPH A. MATERN

*—world famous
specialist in
home planning*



FEATURING: HUNDREDS OF DRAWINGS ILLUSTRATING THE DESIGNS OF ARCHITECT



RUDOLPH A. MATERN

FOREMOST AUTHORITY AND SPECIALIST IN HOME PLANNING

1251

HOMEMASTER

HOUSE PLAN HANDBOOK



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FOREWORD



HOMEMASTER is proud to present a book of houses by Rudolph A. Matern, the most honored designer in America. It has been said that Mr. Matern is the one architect who designs human element into houses, not simply rooms, halls and materials. His homes spell out financial security; yet his sense of economy is always tempered with just the right proportion of considerations for necessary and desirable plus-items which play such a large part in increasing the value of homes built from his designs. His method of creating always incorporates the latest work-saving and step-saving advances in layout and equipment, combined with a logical balance of play, relaxation, physical pleasure, and comfort features. His designs have proved, by far, to be the most popular; and homes built therefrom carry a terrific prestige factor — all of which is undoubtedly why critics have published so many complimentary notices about him and his work. To quote a few . . .

"Matern is recognized as a creative and prolific designer of small homes"
—N. Y. Times.

"Number One exhibit of how an architect can help a house builder."
—Architectural Forum.

"Ingenious versatility"—Small Homes Guide.

"Matern has a national and international reputation"—Practical Builder.

"Matern, widely known architect and one of the most prolific of his profession . . . credited with being responsible for the design of more homes in U. S. than any other man"—Chicago Tribune.

"Specialist in small house design reflecting the current wants of most American families."—Good Housekeeping.

"The most popular houses in America by actual ratings"—Savings Bank Journal.

"Handsome, well-designed houses"—Popular Home.

"Well-known architect who has specialized for 20 years in designing homes"—McCalls.

"Ranks among Long Island's most prolific designers of merchant builder houses."—House and Home.

Following, is a condensed biography of Architect Matern, which partially explains why he has been able to achieve such a remarkable interpretation of homes people want the most.

HOMEMASTER PUBLICATIONS, INC.



Architect Rudolph A. Matern, A.I.A., was born in 1912, studied architecture at New York University and graduated from the University of Michigan. On a coveted scholarship, he took post-graduate work under the famous Finnish architect, Eiel Saarinen, at the Cranbrook Academy of Art. During this formal education, this most honored designer received no less than 10 Awards, and has received more than 20 additional national honors since then . . . all for excellence in home design. (In one competition, his office won 7 Awards out of 10).

Mr. Matern is one of the country's few specialists in home-planning. During his 20 years in this field he has, with the exception of two store-groups, devoted his professional practice exclusively to the design of one-family detached homes. He has had as many as 85 development projects being built at one time from his plans — some with as many as 1500 houses in each. Tens of thousands of his houses have been built — in every state of the

United States plus, amongst other places, Canada, Argentina, Brazil, South Africa, Spain, England, Sweden and Australia — and by such prominent people as a Secretary of the United Nations, several U. S. members of Congress, a Major-League baseball pitcher, and innumerable other dignitaries. His articles on housing appear in such magazines as McCall's, Household, New Homes Guide, Practical Builder, and many others. He is Architectural Consultant to two magazines, author of a book on Prefabricated Homes, and has appeared as guest on a number of television and radio programs.

Thirty different magazines have published his house designs — some for as long a time as 15 years. For the past 10 years he has been featured, through Associated Press, in over 200 newspapers with circulation well above twelve million.

A member of the American Institute of Architects, National Association of Home Builders, and Overseas Press Club, he has addressed many conventions and banker meetings on his favorite subject—the home.

Building and architectural trade magazines (Practical Builder, Architectural Forum, House & Home, and American Builder), shelter magazines, and numerous newspapers such as the Cleveland Plain Dealer, Chicago Tribune, New York Times, Milwaukee Journal, etc. have published feature stories on Architect Matern and his designs.

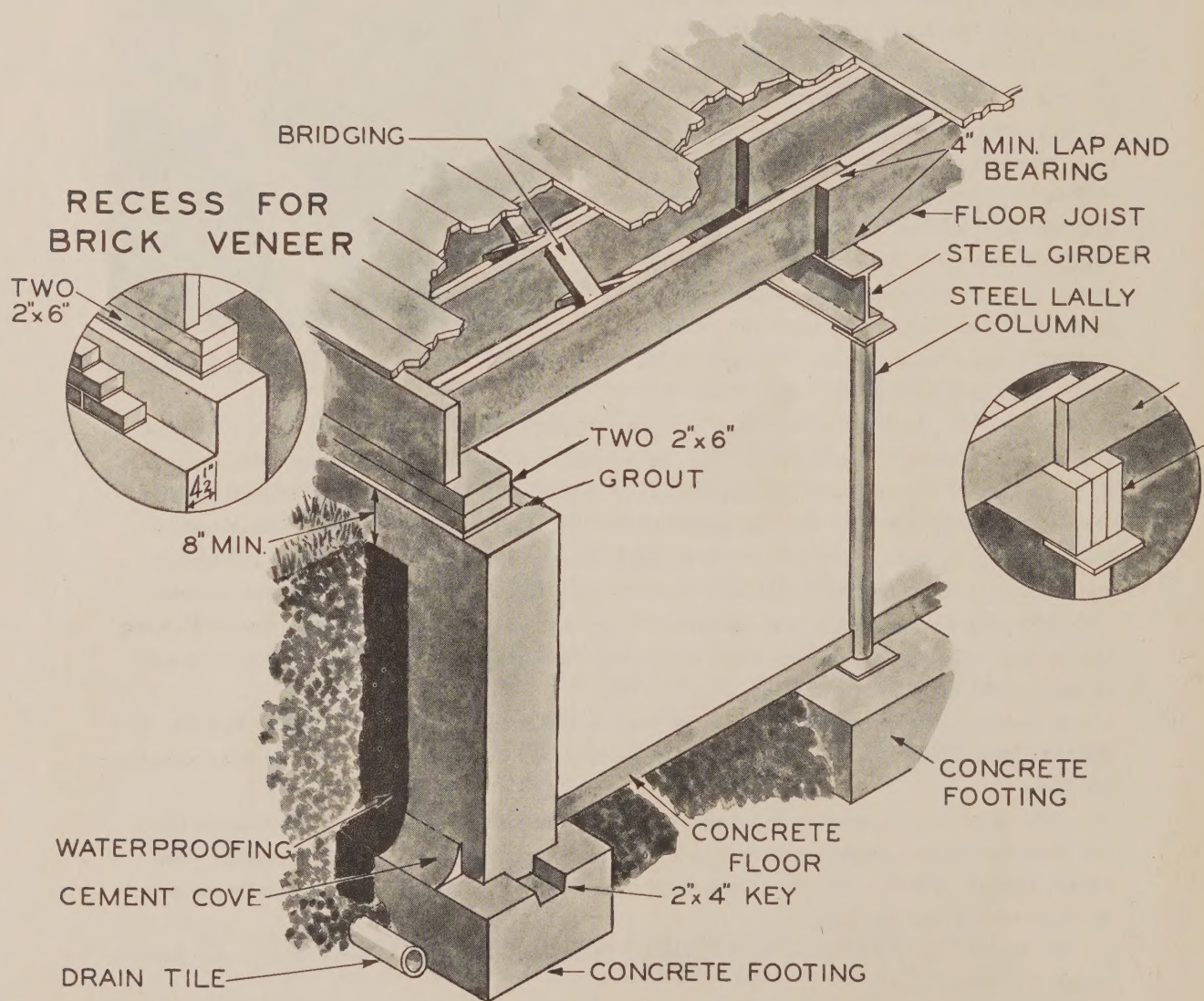
His houses have been chosen for six different Home Shows in three different cities, where full-size models have been built.

He is truly a specialist, truly an authority in one of the most important fields of architecture—Home Planning!



RUDOLPH A. MATERN

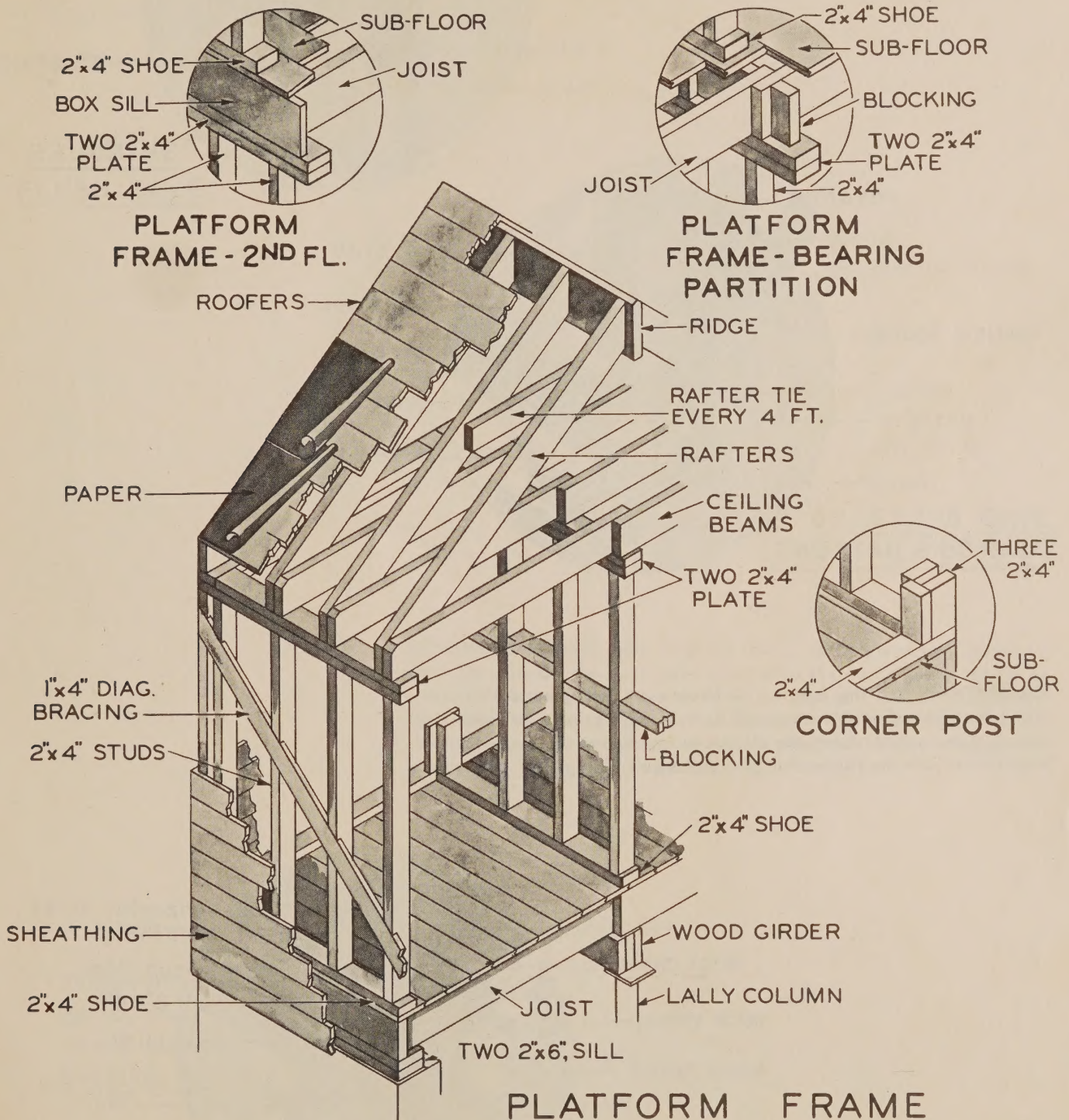
THE basic construction diagrams presented on these pages will serve as a visual aid to better understand the methods of joining together materials so as to produce a well-constructed house. Generally known as the Platform Framing Method, the details are not for any one particular house, but regarded as good general practice accepted throughout the country. Some localities may require other methods and materials for reasons of climate, weather, soil conditions, etc. Local building codes and construction practices should always be followed in home building.



FOUNDATION AND FIRST FLOOR

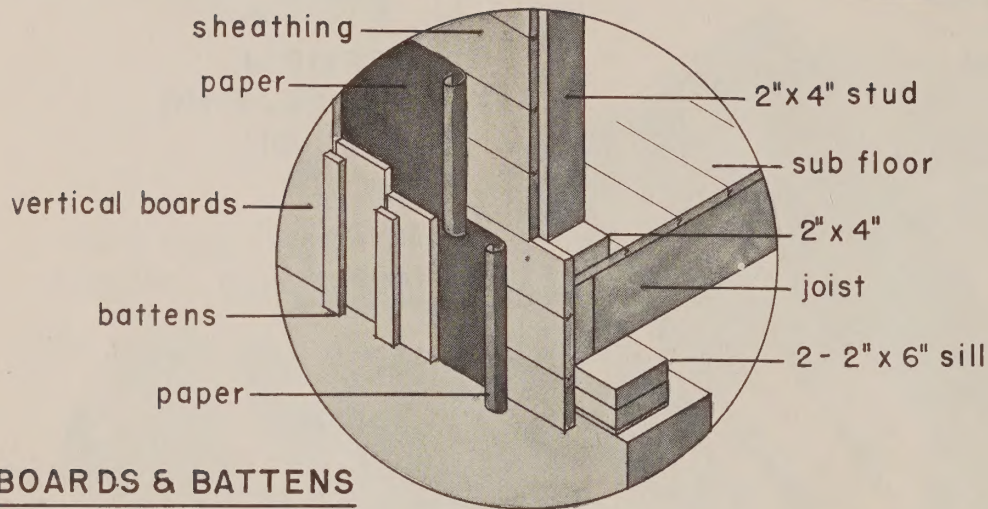
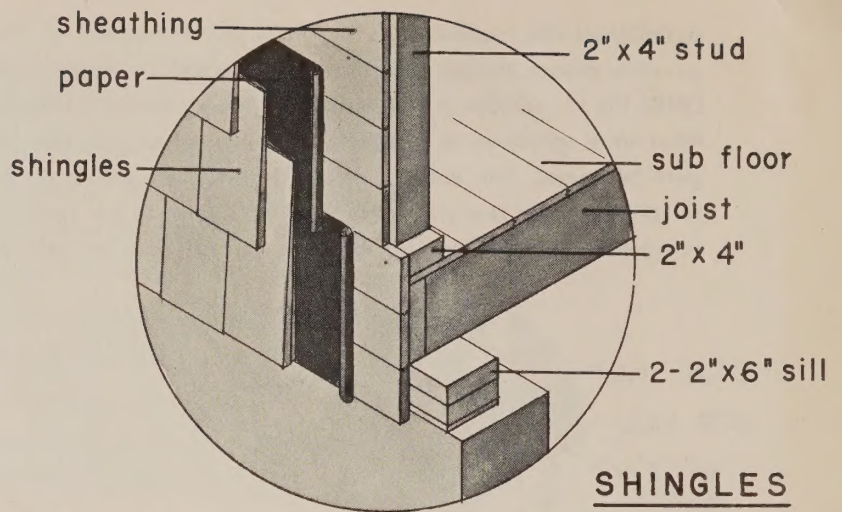
THE ABOVE illustration might be termed a foundation for an "average" sub-soil condition. In good, sandy soil, the drain tile is unnecessary. Where clay soil prevails with consequent poor drainage, the drain tile should be laid surrounded by stone fill so the water will drain away, instead of being forced into the basement. Added precautions might be taken in severe conditions by installing 4" to 6" of cinders below floor and a 1" cement coat over the waterproofing.

ALTHOUGH the foundation is the most important part of the house, it is the one part subject to possible change in specification and adjustment in contract price unless excavating has been done. ONCE the foundation is in the sill is put down, followed by the floor framing and the sub-flooring. After that operation is completed it is a virtual platform (from which this type of construction gets its name). The entire platform is then leveled up by placing shims (usually pieces of slate) to raise various low points of the platform until the entire floor is level. Later, these low points are grouted in with cement to make a solid base for the rest of the structure.

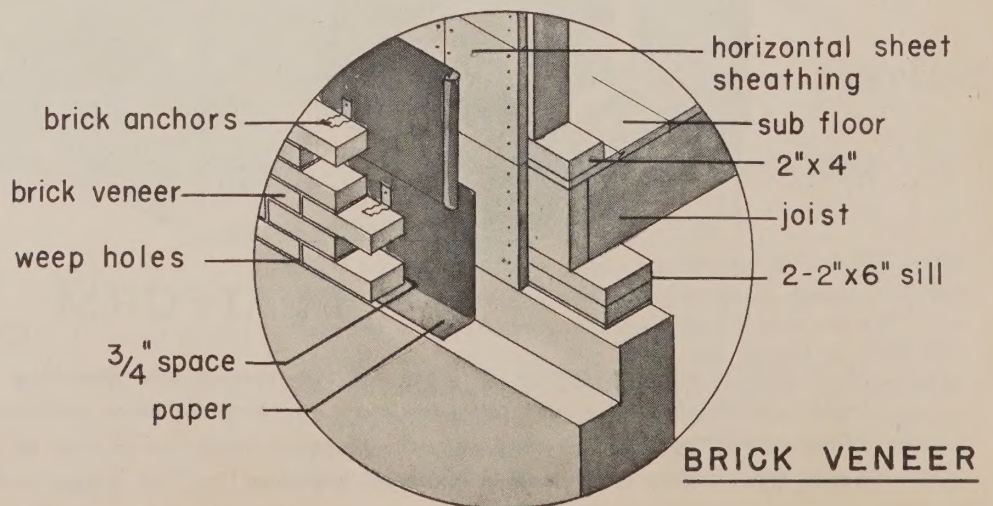


IT IS slightly more preferable to place the sub-flooring and sheathing boards diagonally for added rigidity—but, of course this costs more due to more labor and added waste of lumber. Where sheathing is put on diagonally the diagonal brace shown may be omitted. In lieu of the board type shown above, sheet material (plywood, etc.) of proper thickness may be used.

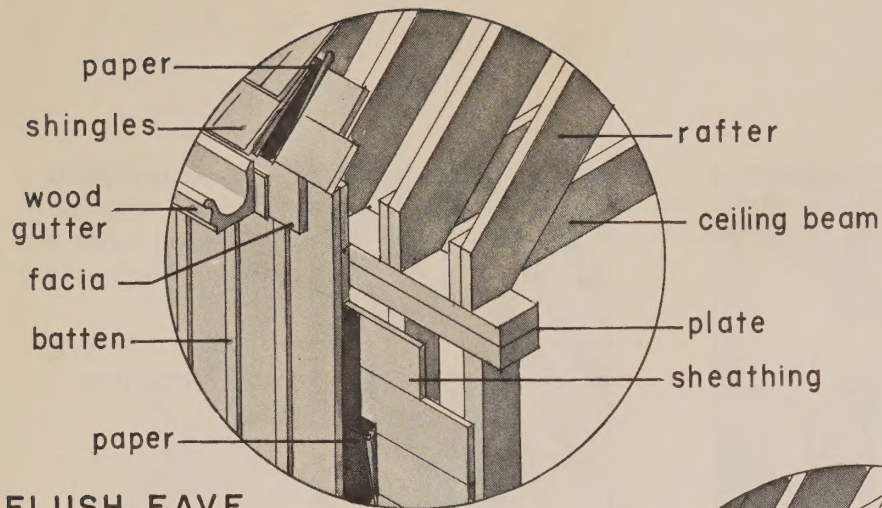
EXTERIORS



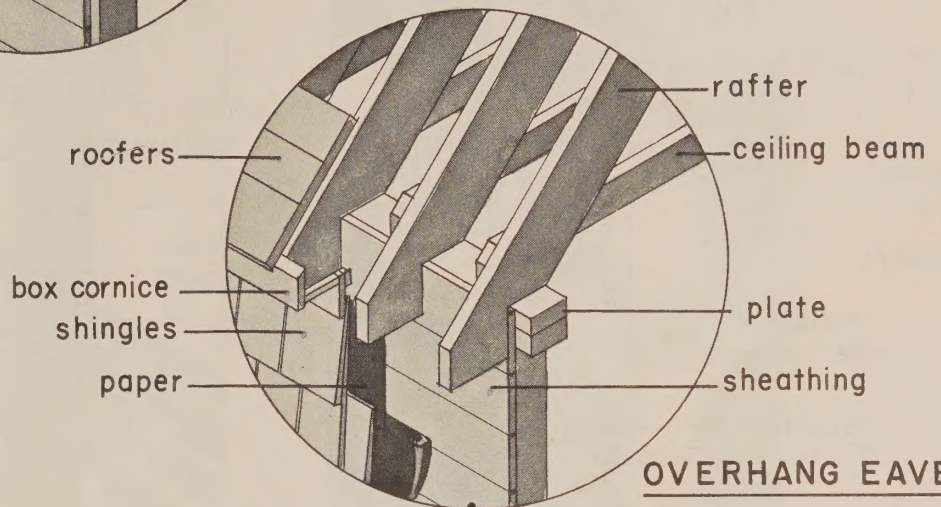
FOUNDATIONS and the framing of houses are not generally affected by types of exterior material used, except for brick or stone veneer. Below, right, shows the change in foundation necessary for brick veneer with the elimination of sheathing overhang.



EAVES

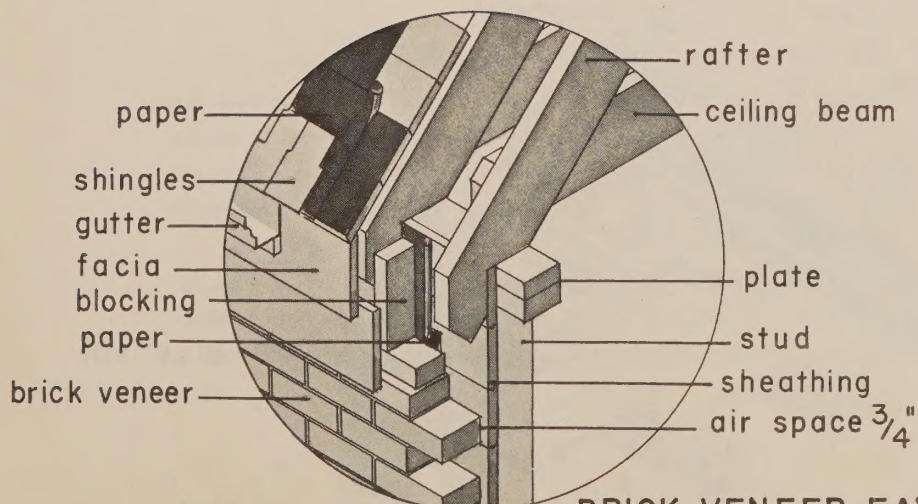


FLUSH EAVE



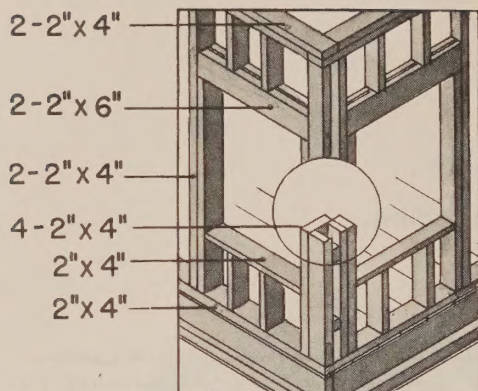
OVERHANG EAVE

ILLUSTRATIONS show what happens when the exterior wall intersects with the roof. On the flush eave illustration the wood gutter should be nailed at points using strips of wood to separate the gutter from the fascia, permitting an air space thereby preventing rotting of the gutter. Veneer eave shows blocking starting at the head of the window line to eliminate the need of steel angle irons.

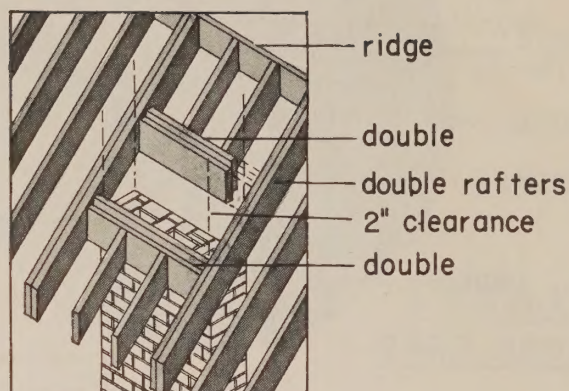


BRICK VENEER EAVE

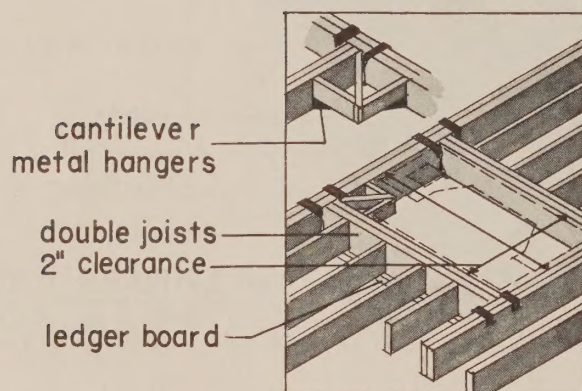
FRAMING



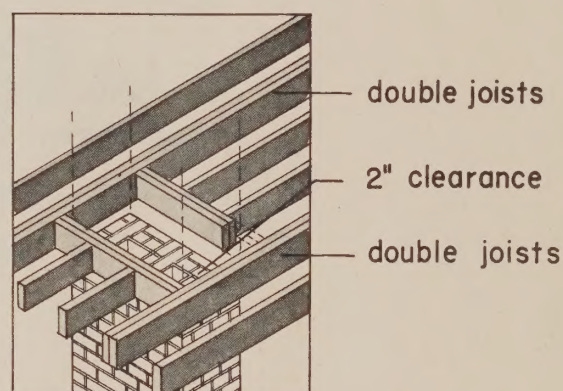
CORNER WINDOW



CHIMNEY - ROOF

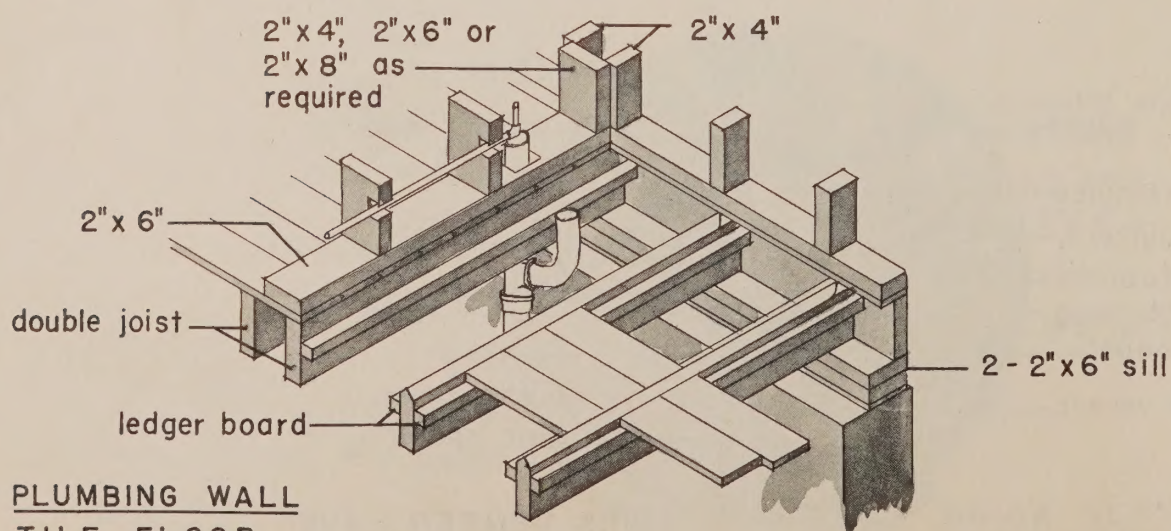


FIREPLACE-FLOOR



CHIMNEY - FLOOR

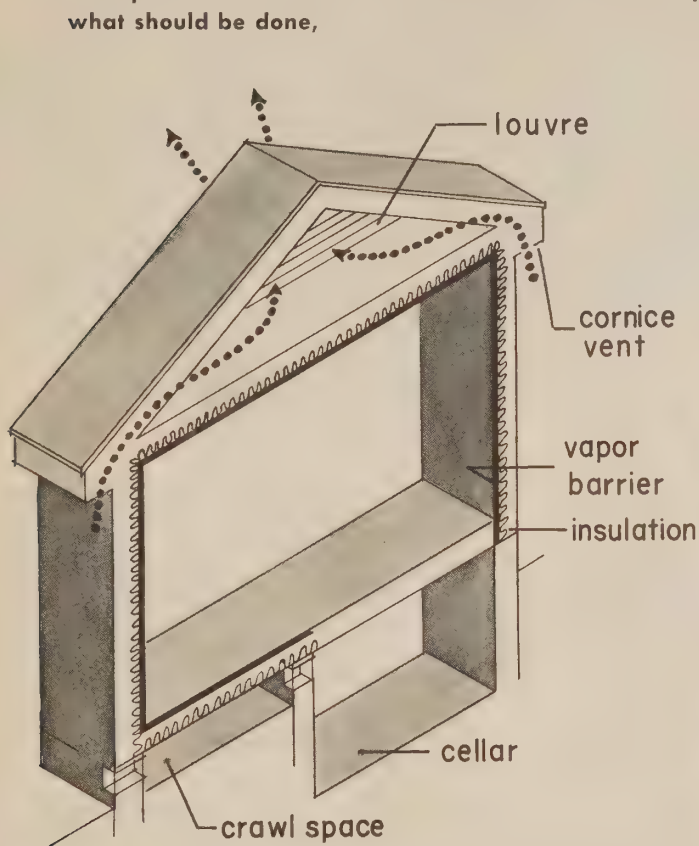
Below shows the framing for plumbing supply waste and supply lines and the construction of the floor as a base for a ceramic tile bathroom floor.



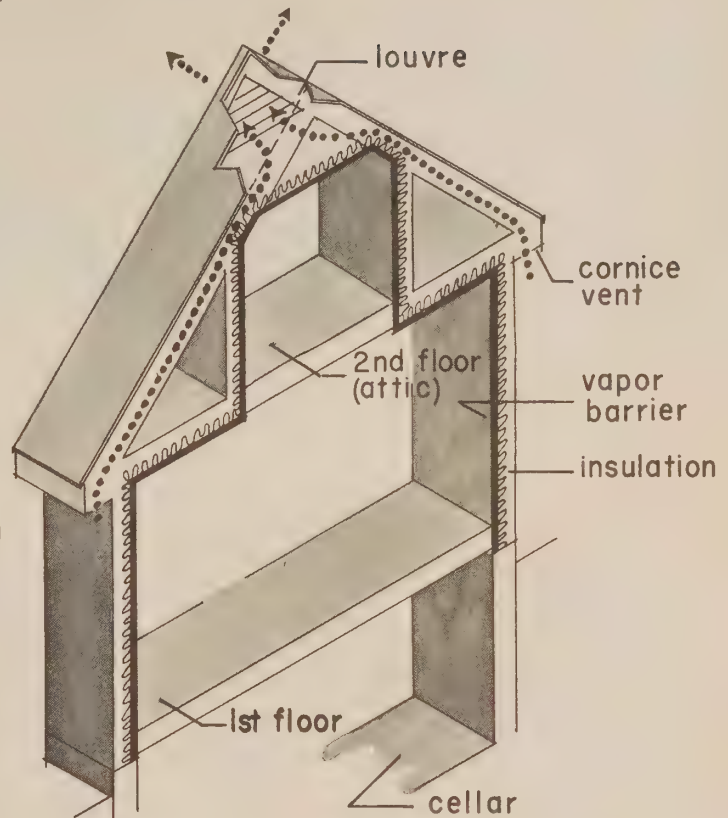
PLUMBING WALL
TILE FLOOR

INSULATION

IMPORTANT factors in the control of heat and cold are: 1) sufficient insulation; 2) placement of insulation in the right places; 3) air circulation, and 4) vapor barrier. Below are illustrated all of these points on how and what should be done,



ONE STORY HOUSE



1 1/2 STORY HOUSE

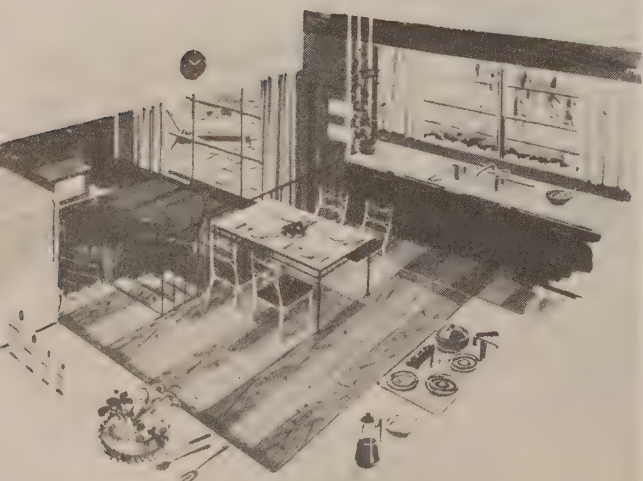
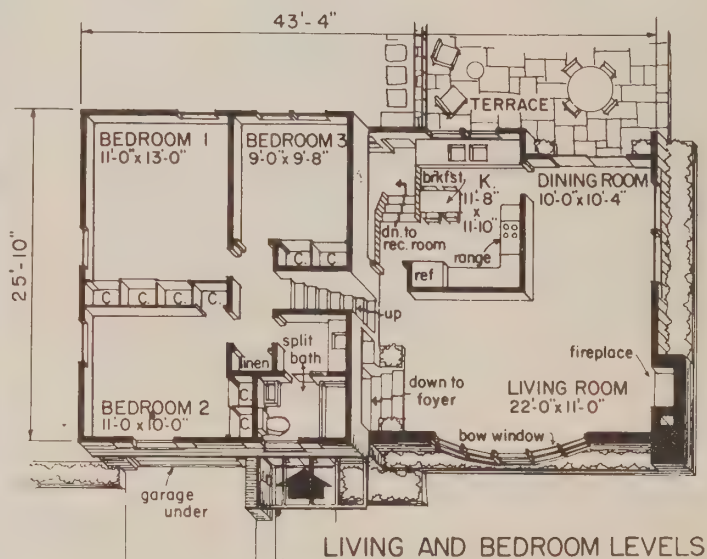
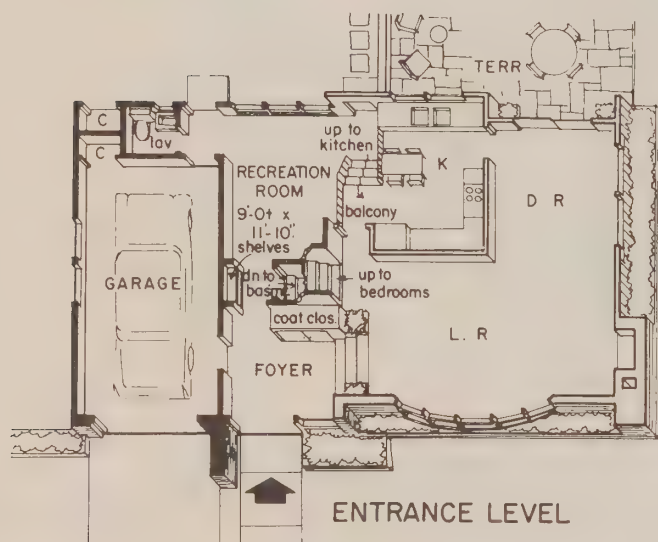
The previous pages illustrate, in simplified form, how the various materials of a house are put together. The following — PLAN PORTFOLIO — is something entirely new. Normally, a book of house plans presents only the plan and exterior of each house. Homemaster has added line drawings of elevations, sections, interior details, plus interior sketches and many other illustrations, all designed to help you understand the complete design more thoroughly.

Following the PLAN PORTFOLIO in the back of the book, is a detailed description about "blueprints" — that is, the working drawings — for any of the houses presented herein. In addition, it covers the specifications, lumber and mill lists, plus detailed data on information, charts, drawings, forms, and step-by-step procedure covering an entire house-building program.



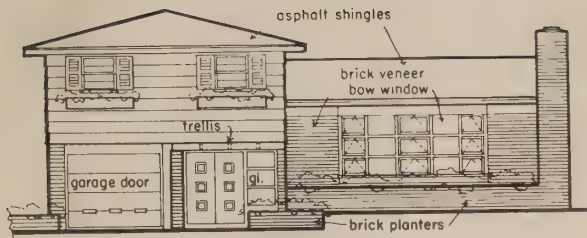


THIS HOME was so popular throughout the nation, it was chosen to be built as a Home Show Exhibit in a large midwest city.

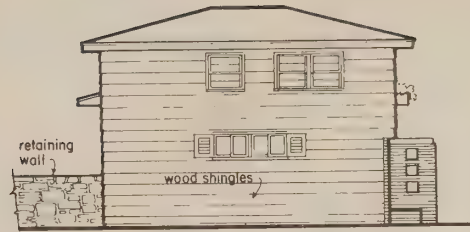


PLAN P-611—area 1064 sq. ft. on living and bedroom levels.

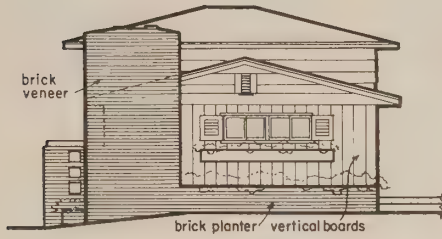
Here is the most house for your money. A leading architectural magazine made a study of house construction costs and found that the split-level offered the most livability per dollar. Carefully review this charming, extremely compact, low-cost home and see for yourself the "bonus" features that will be yours . . . a garage with direct access to house—a lavatory on the ground floor for ease in clean-up from outdoors, garage and basement—a recreation room with full height windows for light and ventilation with direct access to outdoors—a basement of a sensible size to suit all needs—a luxury-sized front entrance foyer—zoned living that provides work, play, relaxing and sleeping areas with their own separate levels—dramatic balcony at kitchen (see architect's sketch)—three full sized bedrooms—a 22 foot living room and scores of other features.



front elevation

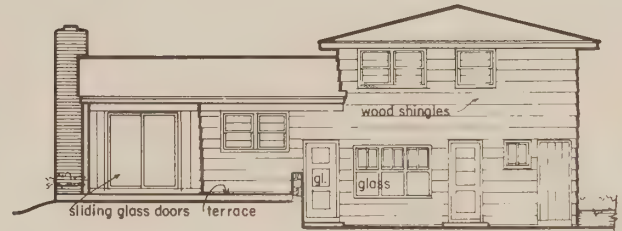


left side elevation

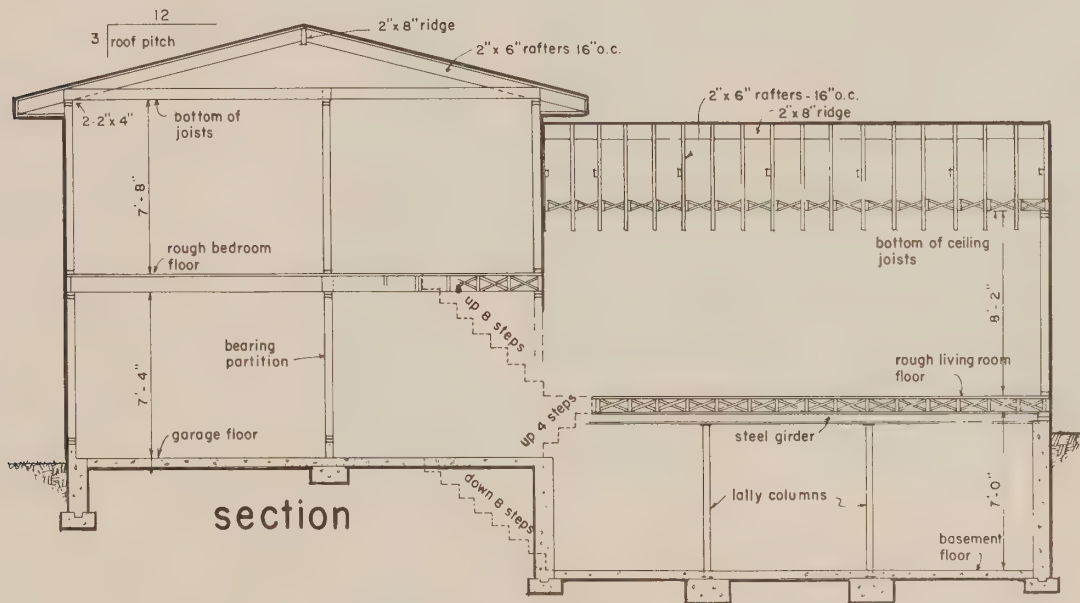


right side elevation

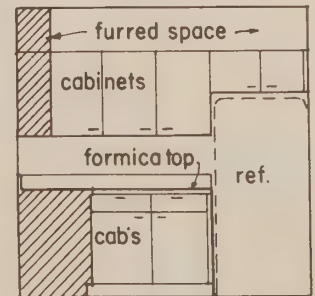
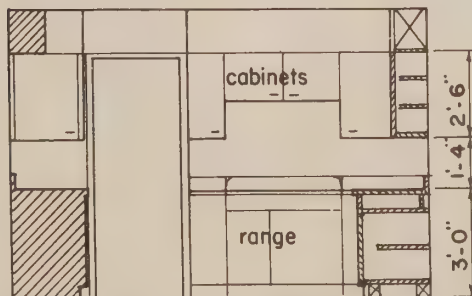
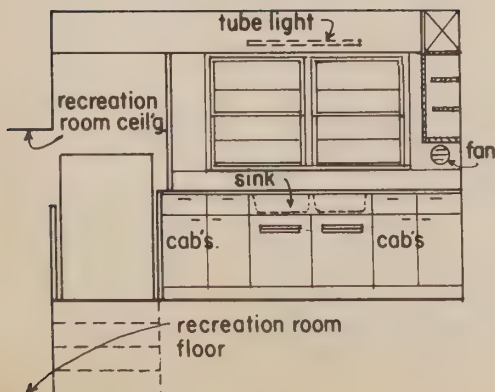
elevations



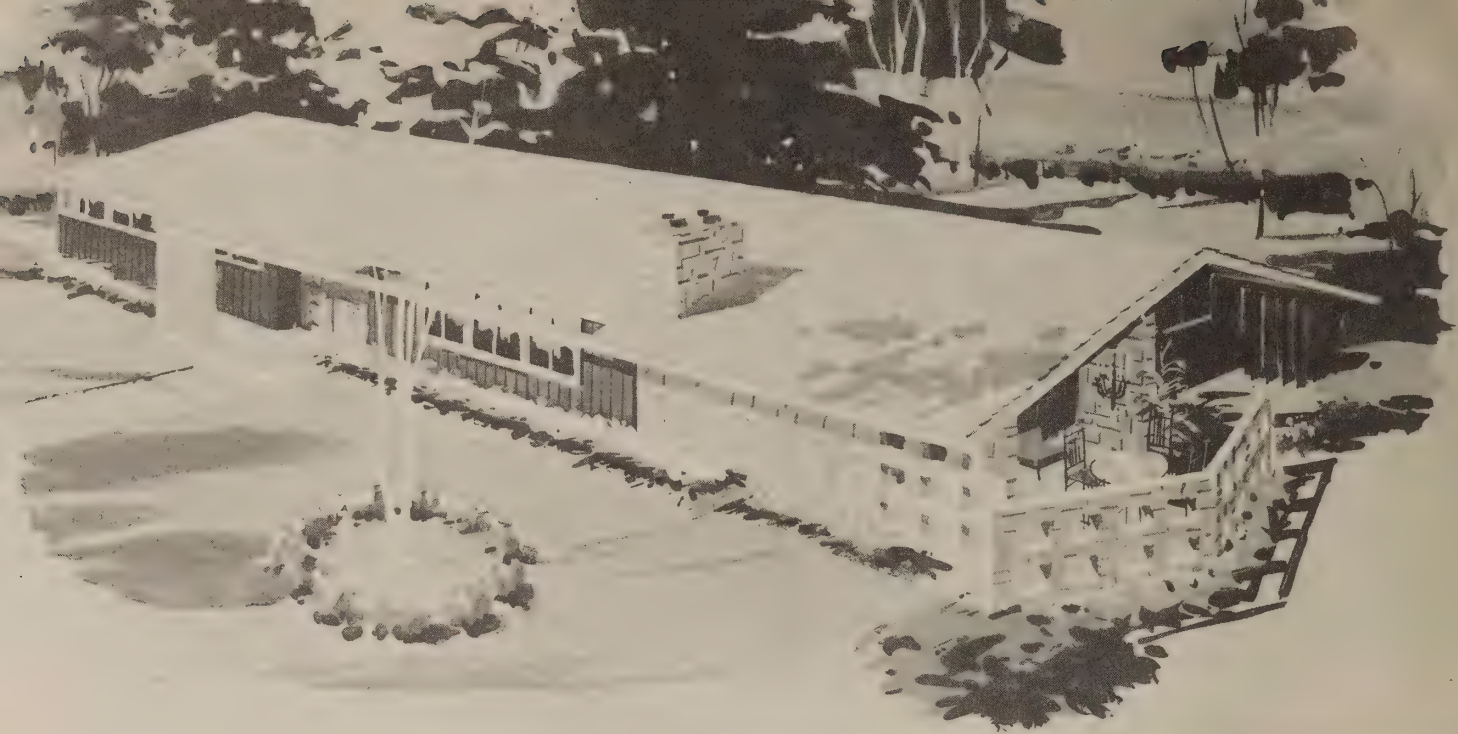
rear elevation



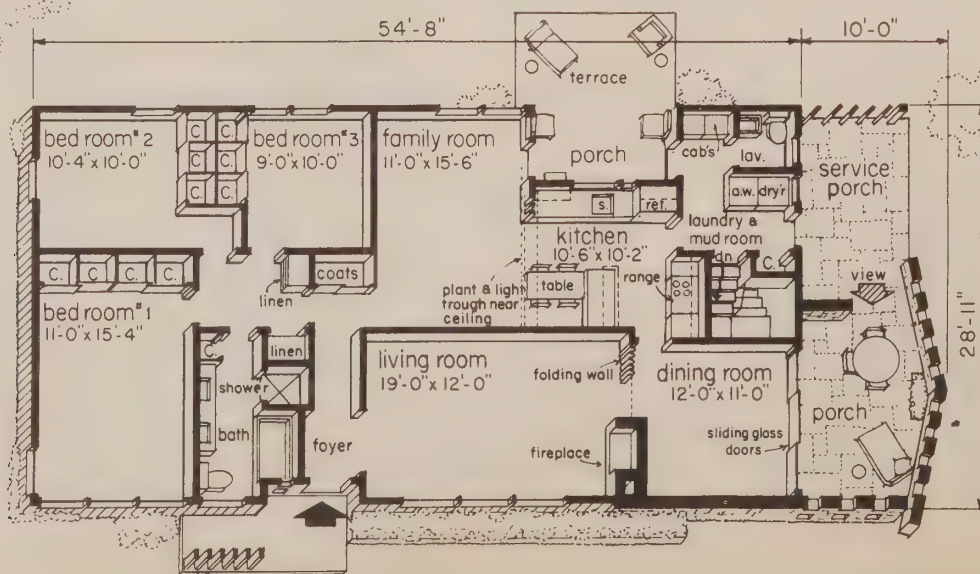
section

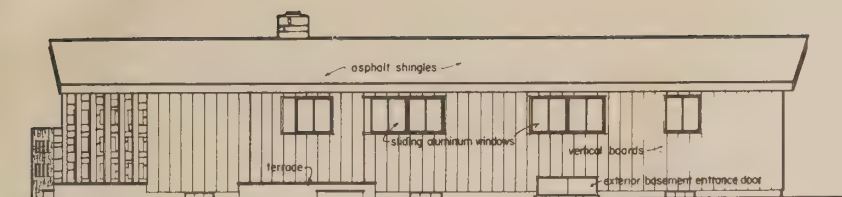


kitchen elevations

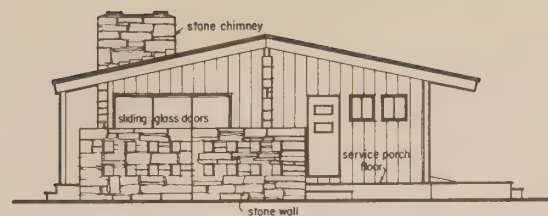


PLAN P-588 — House area 1496 sq. ft. Modern design and planning gives today's Homemaker extra comfort and more time for leisure. Attention to step saving layout, privacy and the use of modern equipment properly located provides living pleasure previously considered impossible. This 3 bedroom, 1½ bath ranch house with its built-in efficiency provides the areas for those additional leisure hours. Indoors, for family gatherings, the family room with the adjacent kitchen makes a wonderful informal spot for games, reading, TV, hobbies and homework. For outdoor living, there are the rear and side porches. Note the privacy provided on the porch pictured at left. Pierced masonry walls add dramatic interest and allow the summer breezes in to join the fun. Complete glazed wall of dining room is a group of sliding doors allowing an easy flow of traffic indoors and out. This arrangement includes the size of the porch to the apparent size of the dining room. Note how combination of low roof, stone, vertical boards and planters on exterior all blend into an exclusive and impressive home of beauty.

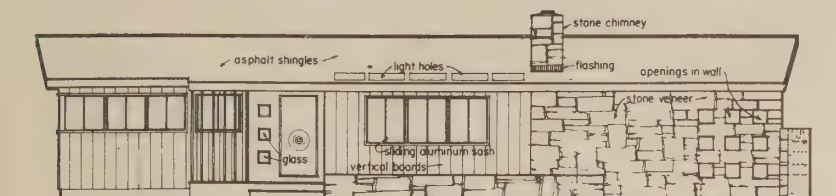




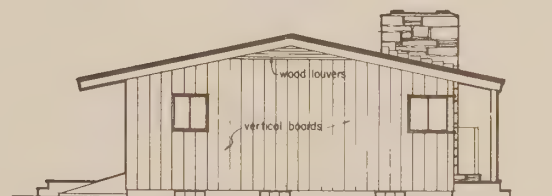
rear elevation



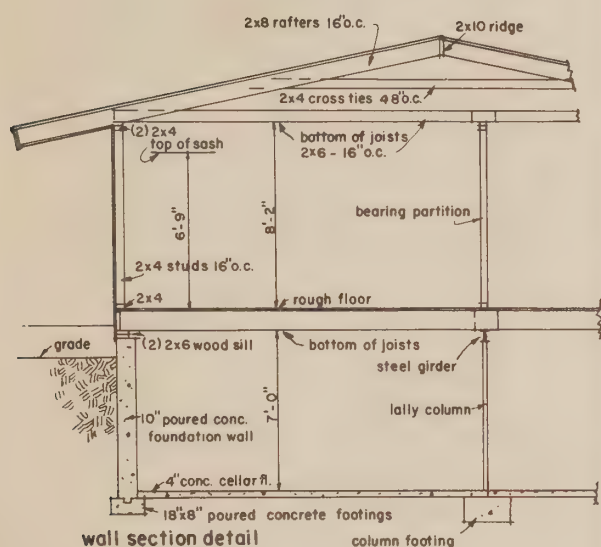
right side elevation



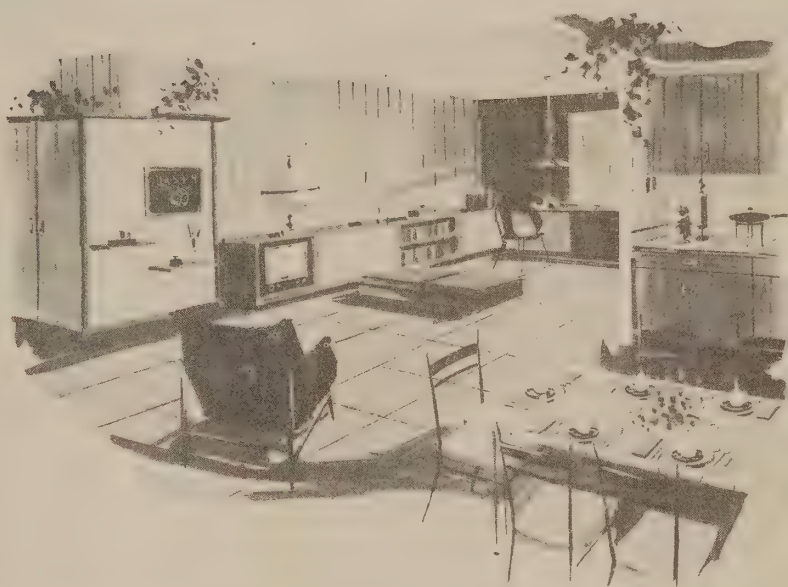
front elevation



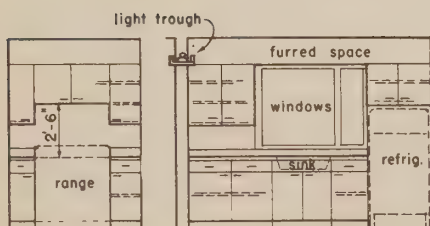
left side elevation



wall section detail



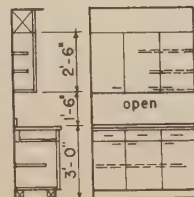
ARCHITECT'S drawing above visually describes the association of kitchen and family room. This view is across the table set for tea and toward the rear of the room. Furnishings are a suggestion of what may be done in this delightful area.



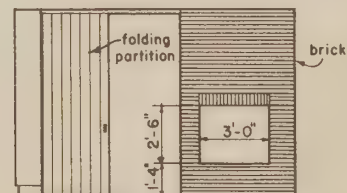
kitchen elevations



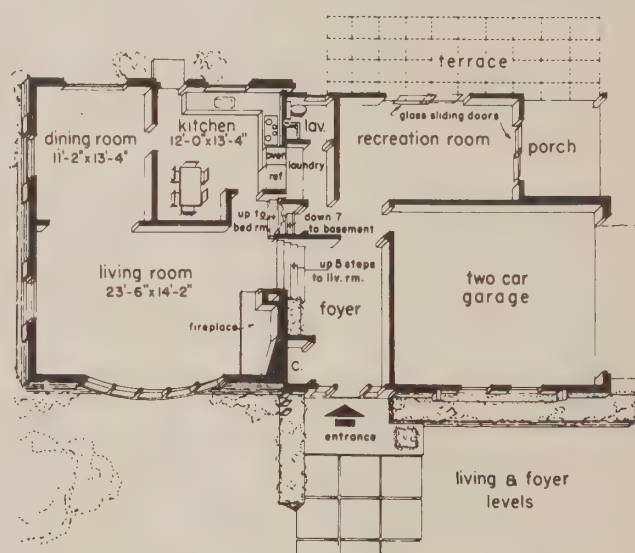
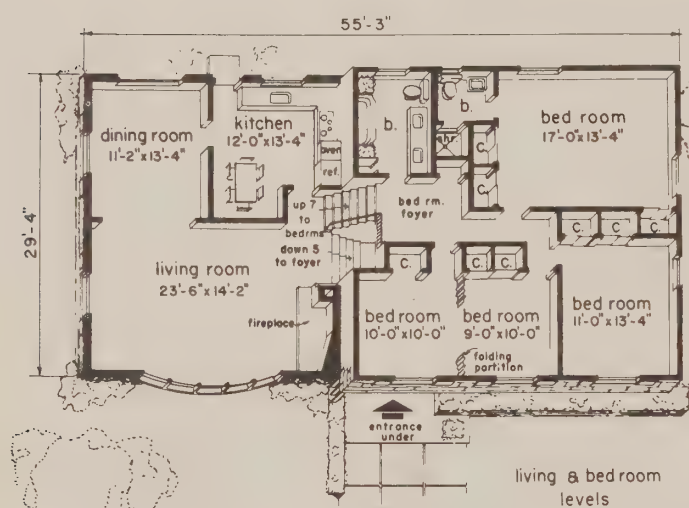
laundry cab.



typical section



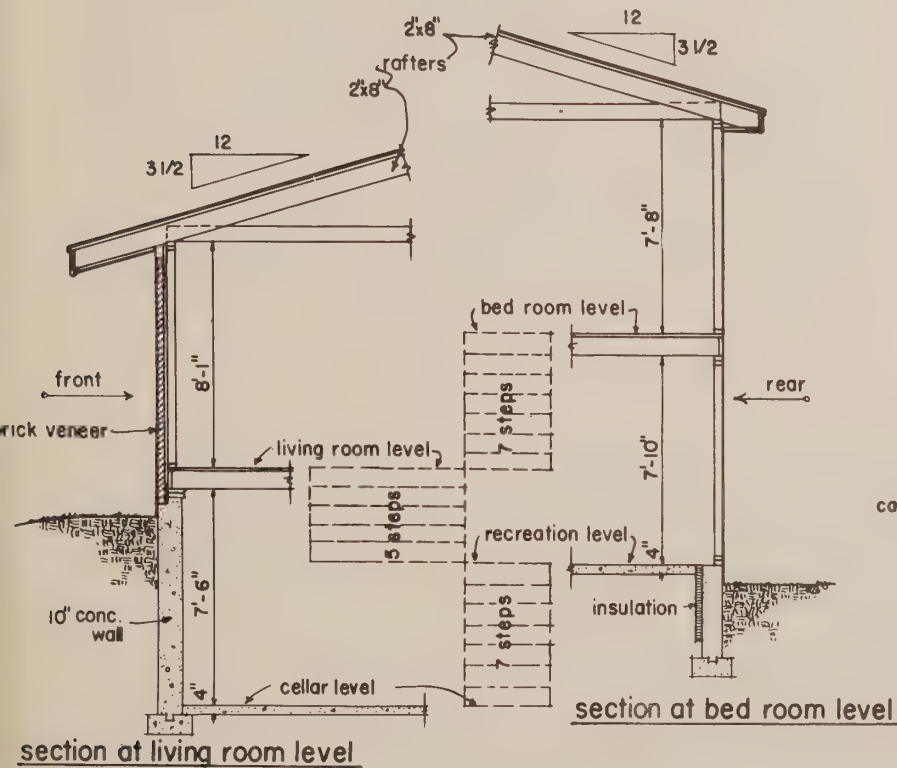
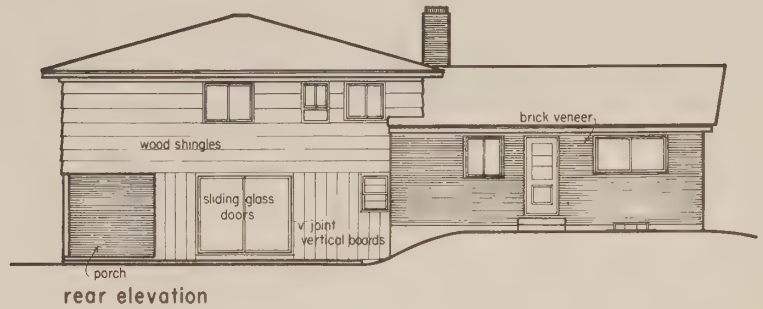
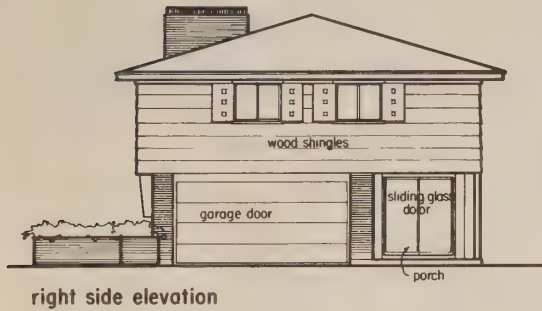
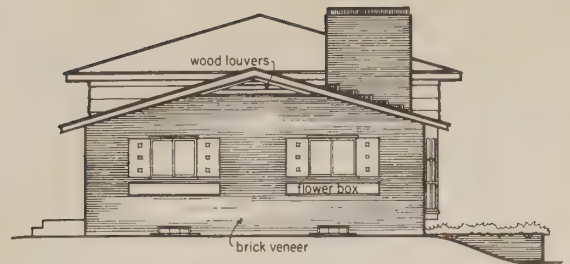
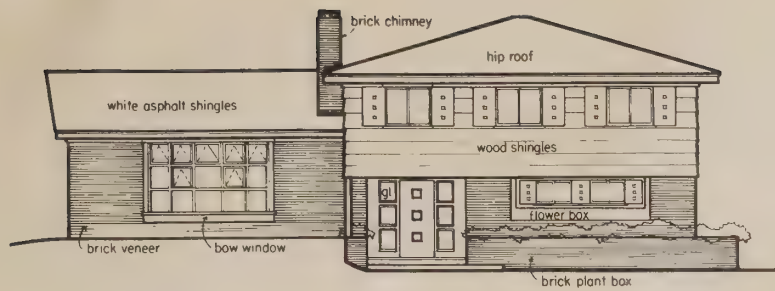
fireplace elevation



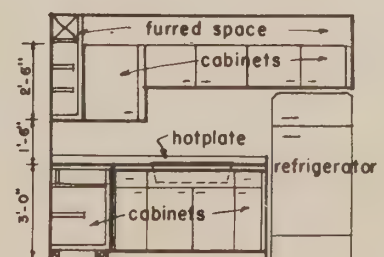
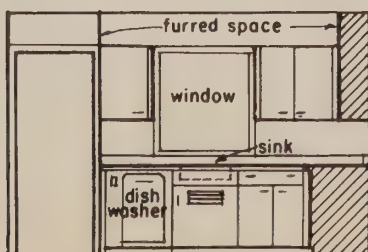
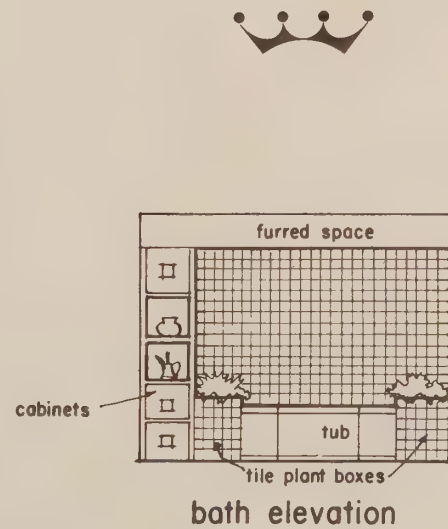
PLAN P-530—area of living and bedroom levels, 1,646 sq. ft.; total house, 30,096 cu. ft. Loads of space at reasonable cost in this split-level plan. All rooms are large. Topmost level contains four bedrooms and two full baths; folding partition here is a good idea to create a large play space or turn a den-sitting room into an occasional guest room. Big bow window and tremendous fireplace distinguish living room. Dining room and kitchen are both large. Grade-level recreation room is pleasant for play or entertainment, with sliding glass doors opening onto sheltered porch at one side and onto open-to-the-sun terrace at the rear.

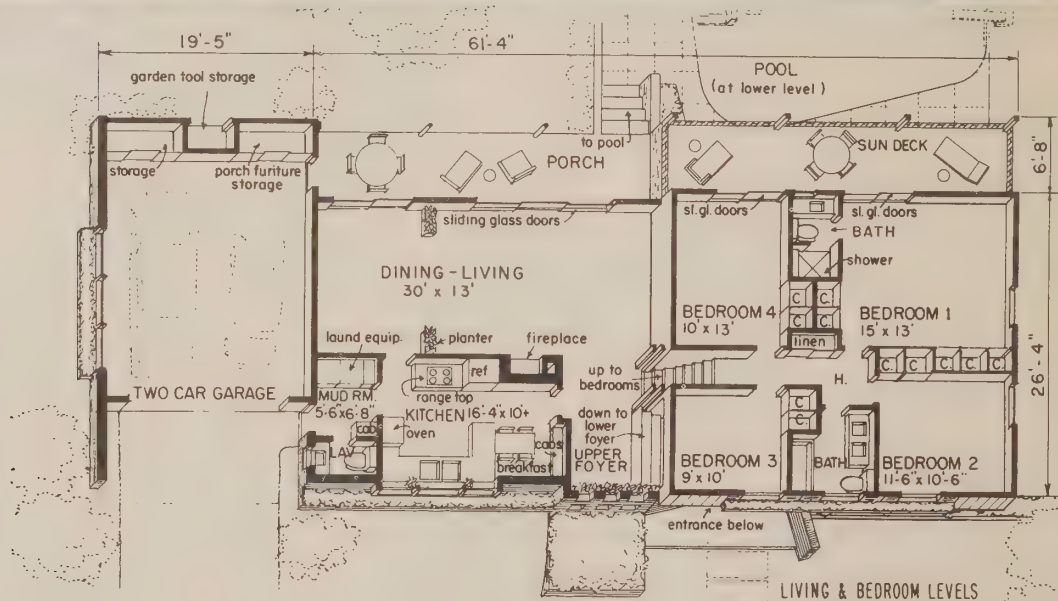


HOSPITABLE INTRODUCTION to the rest of the house is the roomy foyer, shown in a view looking toward the front entrance. Large guest wardrobe with planters atop and beside it is handily located beside the front door. It backs up to the generously-scaled fireplace that highlights the living room. Broad flight of steps makes a wide-open entrance up to the living room at right.

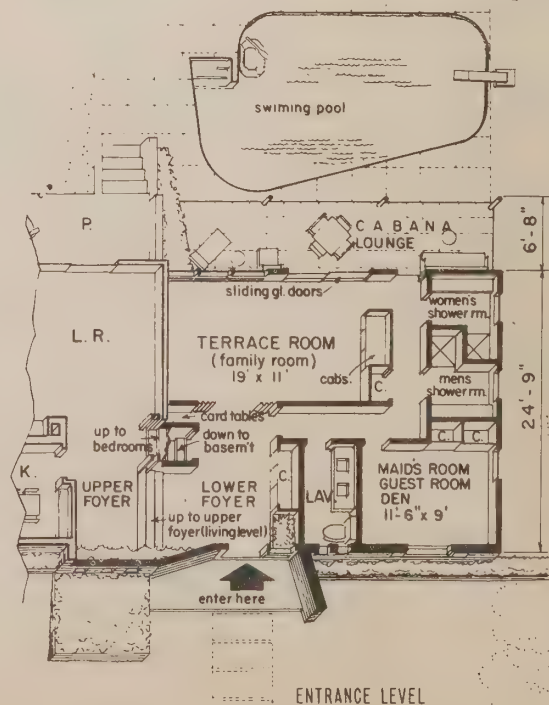


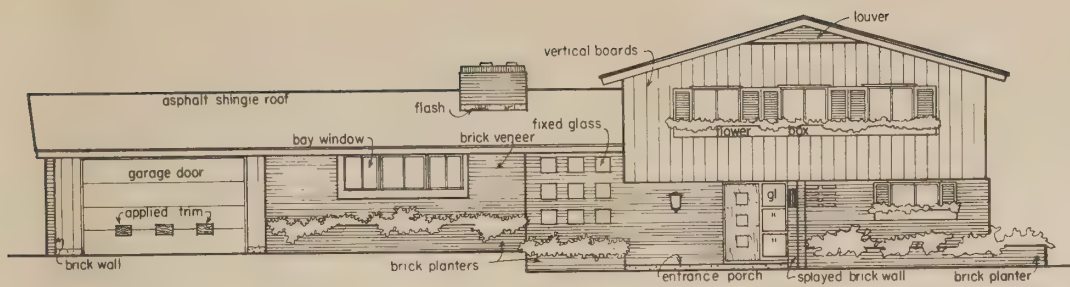
section at bed room level



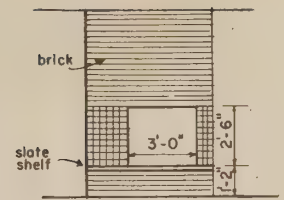


PLAN P-644—House area 1567 sq. ft. on living and bedroom levels. Interesting design coupled with expert and common sense planning plus the use of the split level type house, offers luxury on a budget. With all the extra livability provided, a few luxury features can well be afforded which places this home in the young executive's classification. Outstanding luxury feature of this desirable residence is the swimming pool and the accompanying upper sun-deck and lower lounge. If desired, the pool installation may be left till a later date or omitted completely. Covered front entrance received particular design attention to give it the dignity and interest it deserves. Double, splayed masonry walls compliment the door plus its side panel of glass; pierced masonry wall to left adds to the decor. Luxury carries inside with lower and upper foyer, entrance level powder room and showers, maid or guest room, terrace room, 30 foot living and dining room, 30 foot porch and 4 bedrooms with two baths. Combination of kitchen and mud room stretch an impressive 22 feet; step saving food preparation center is "U" shaped for efficiency. Two car, attached garage, which adds to the length of the home, has both interior and exterior storage to the rear. House storage is well provided by numerous closets and a full basement under the living level.

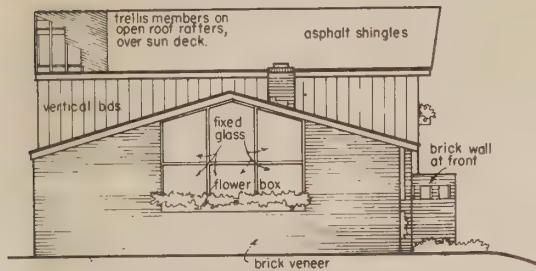




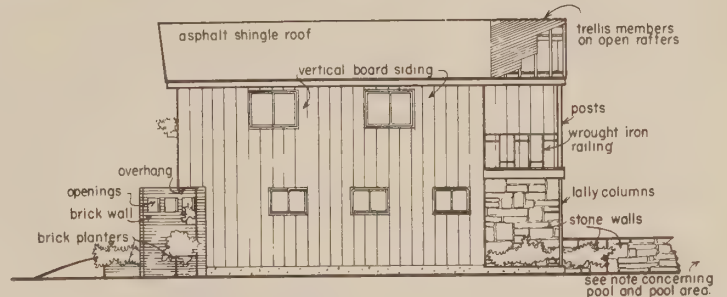
front elevation



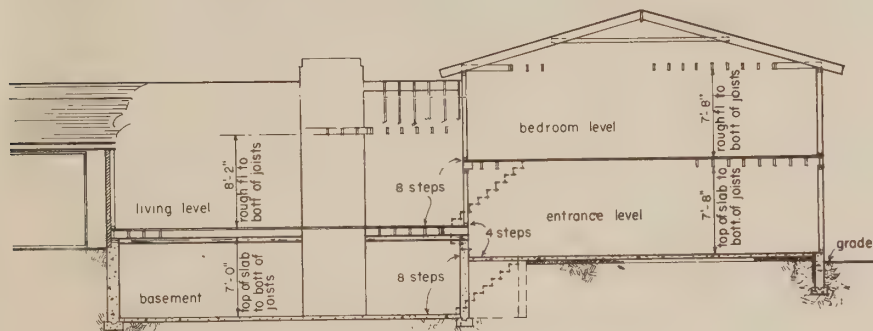
fireplace elevation



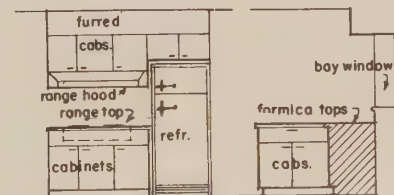
left side elevation



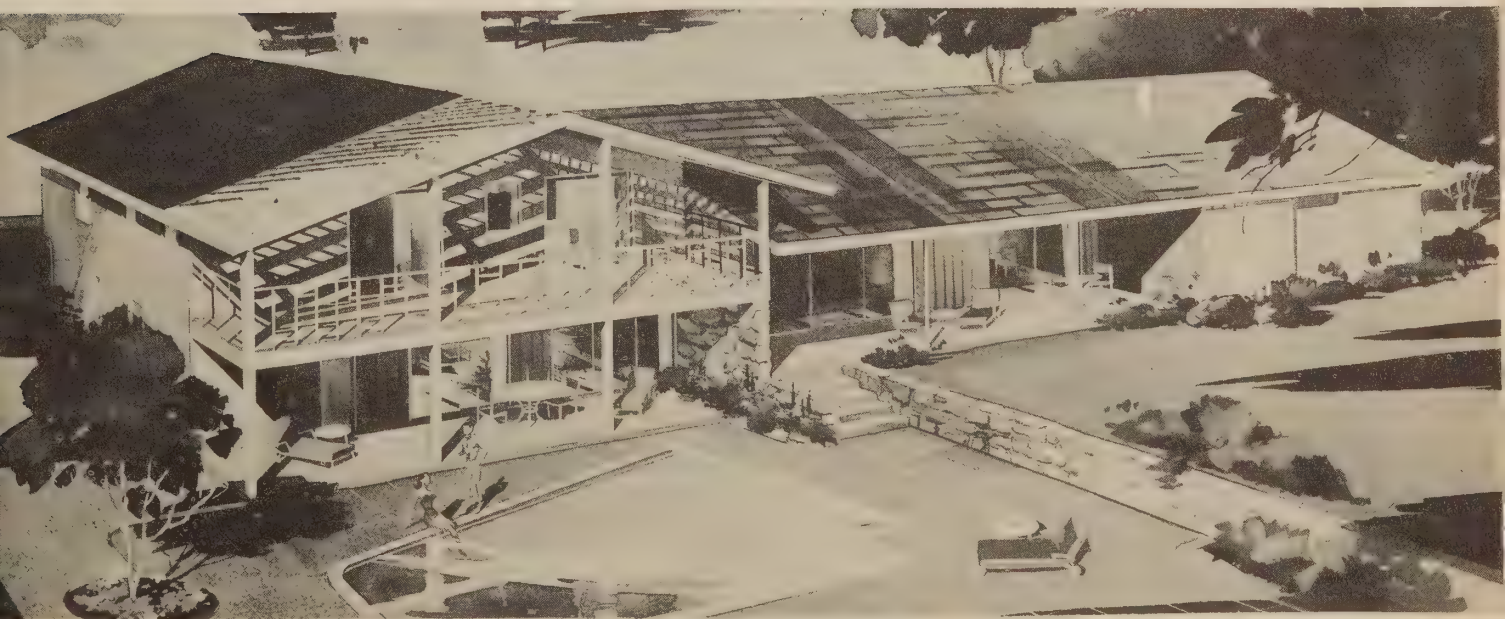
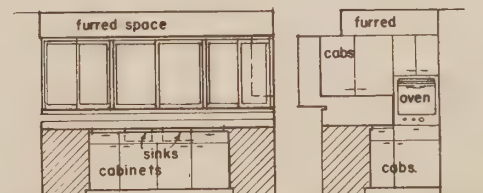
right side elevation



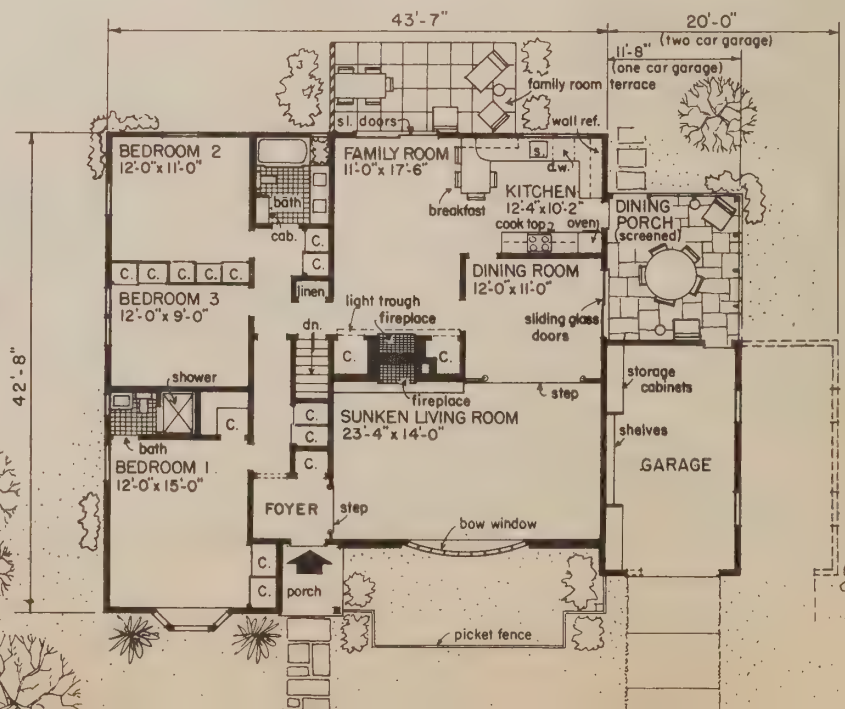
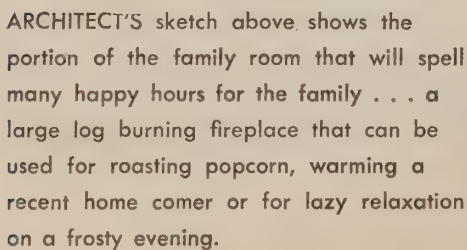
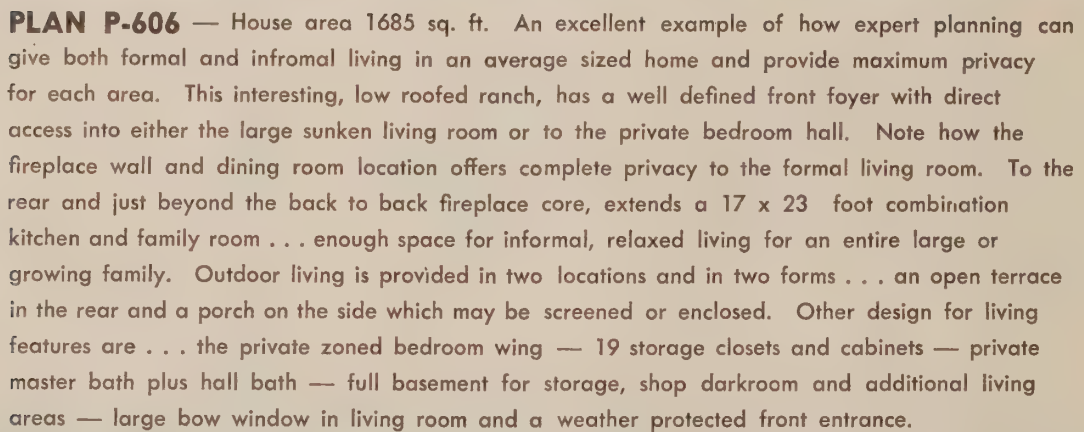
longitudinal section

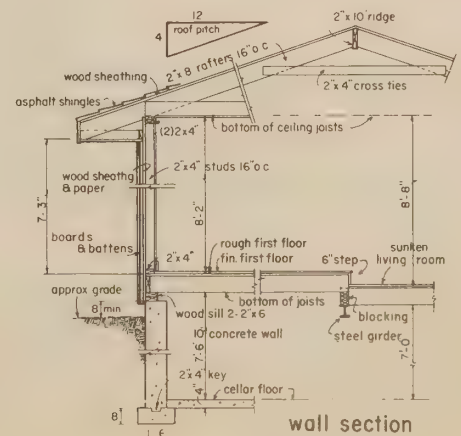
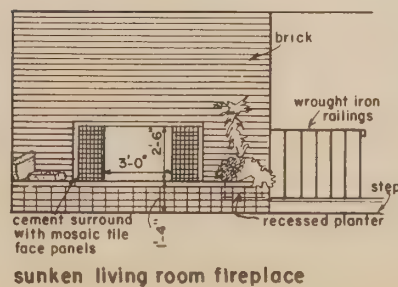
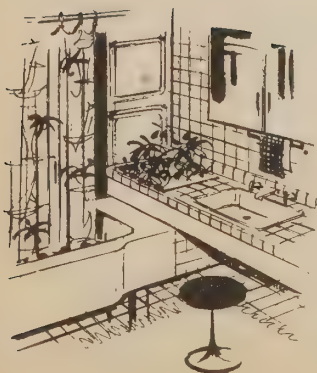
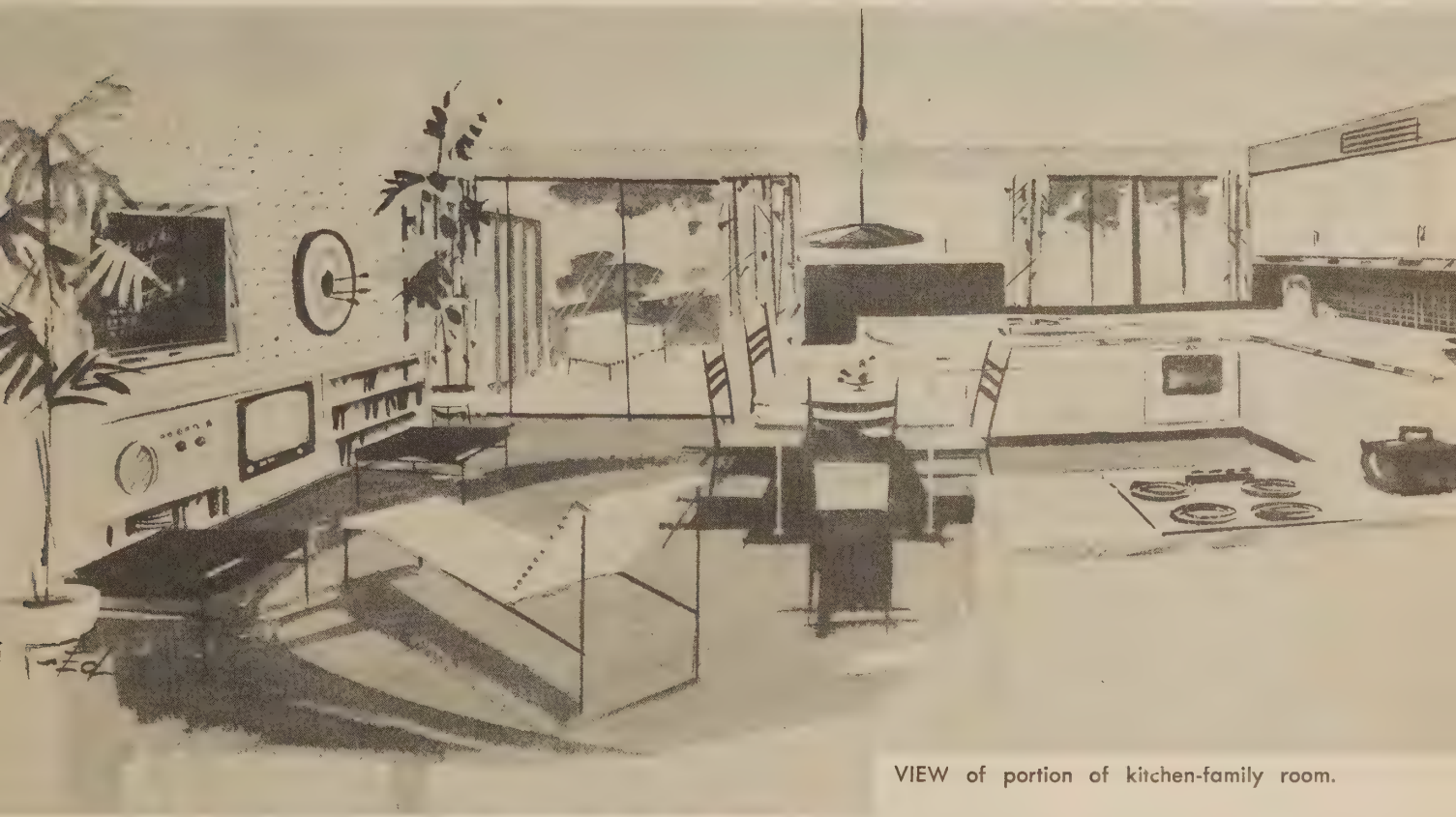
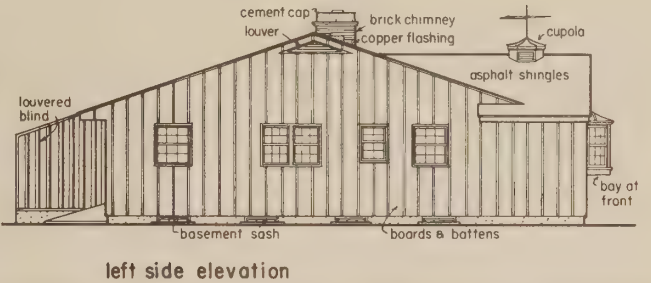
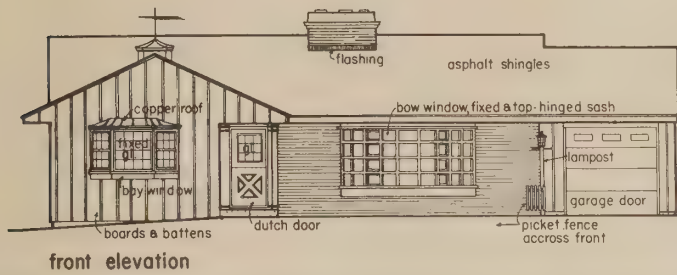
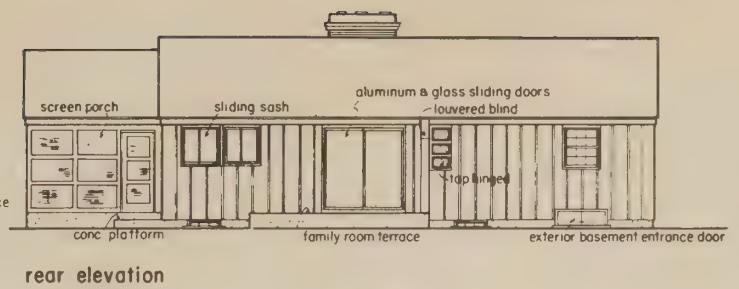
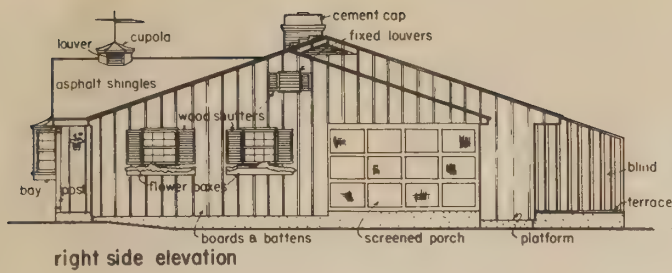


kitchen elevations



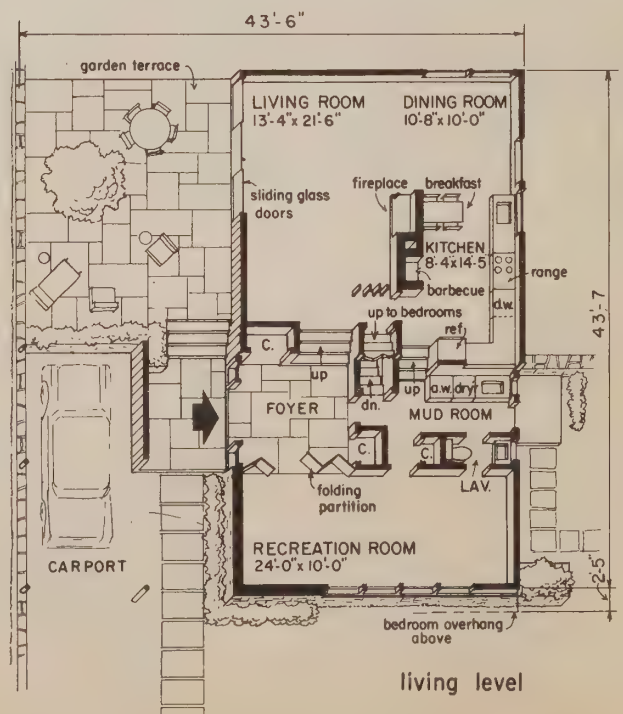
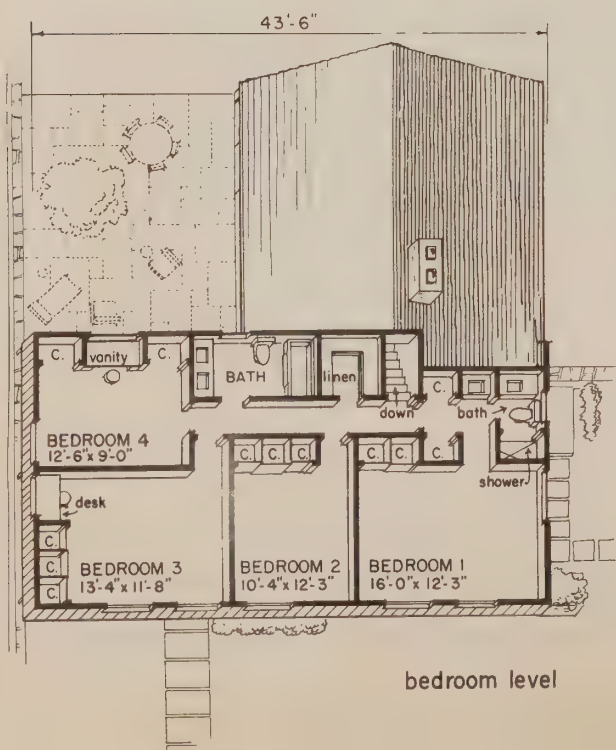
ARCHITECT'S illustration above shows the luxury of the swimming pool area. Note how all areas of the house have access to or view of this lovely retreat. Sun splattered upper deck has glass doors to two bedrooms.

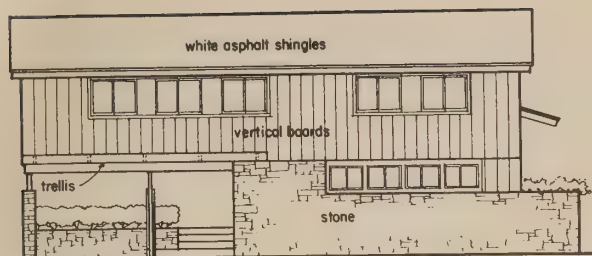




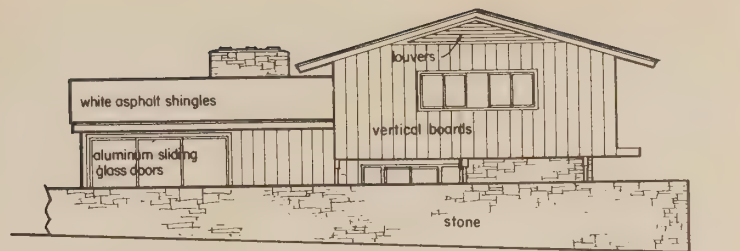


PLAN P-630—House area 1590 sq. ft. on living and bedroom levels. A new and unique approach to the split level design. The two ground levels run front to rear while the top level runs side to side creating a startling and attractive exterior appearance. Overhung bedroom level creates covered portico for front entrance and walk to rear garden terrace. Inside, the interest continues with a room-sized foyer. Painting at left show foyer and front entrance double doors as viewed from the recreation room. Floor is of luxurious and easily cleaned slate in concrete. Note large guest closet just inside front door. Upper level provides four large bedrooms and two baths. Built-in desk and vanity are suggested for bedroom #3 and #4.

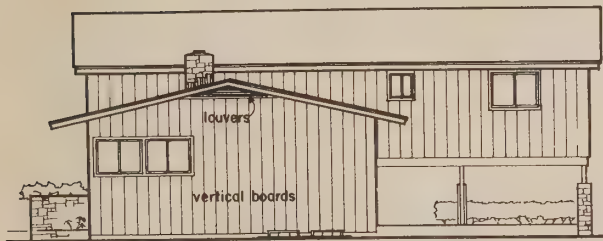




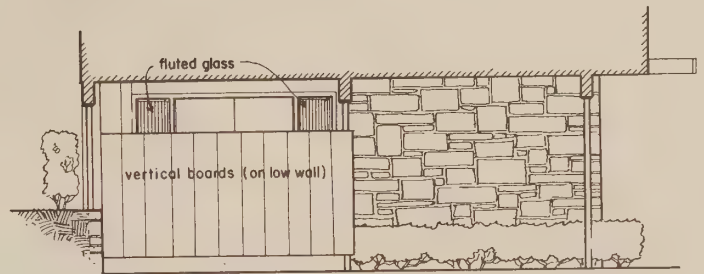
front elevation



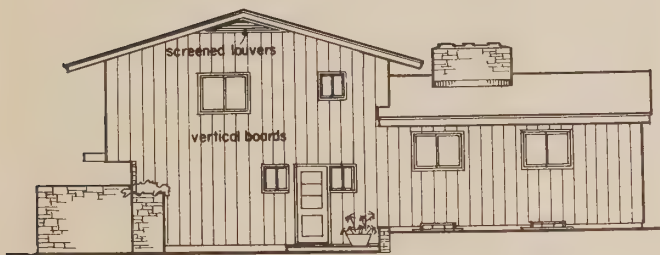
left side elevation



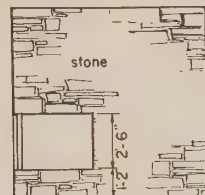
rear elevation



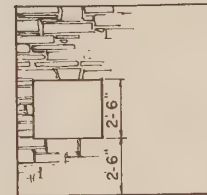
section



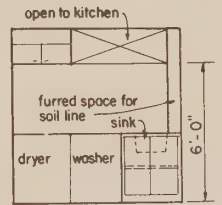
right side elevation



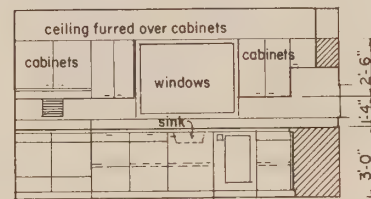
living room fireplace



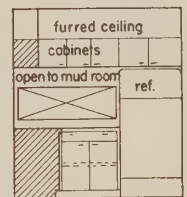
kitchen fireplace



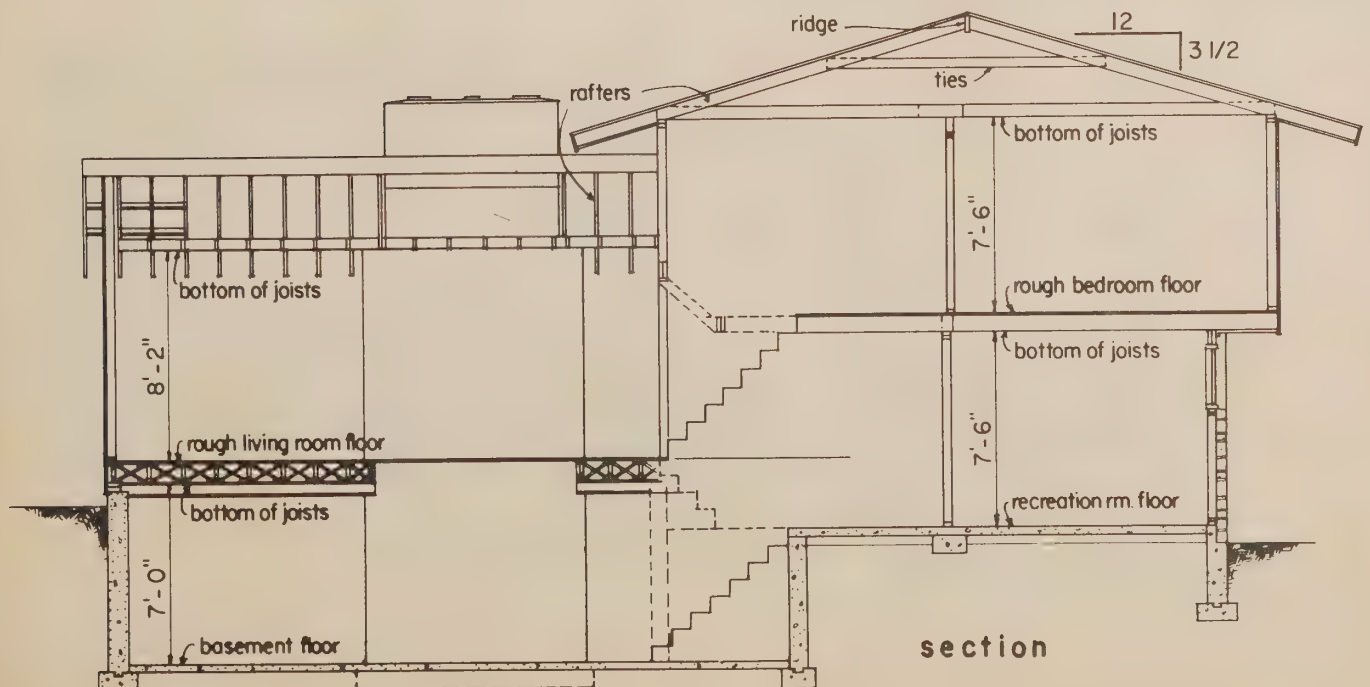
mud room



sink elev.



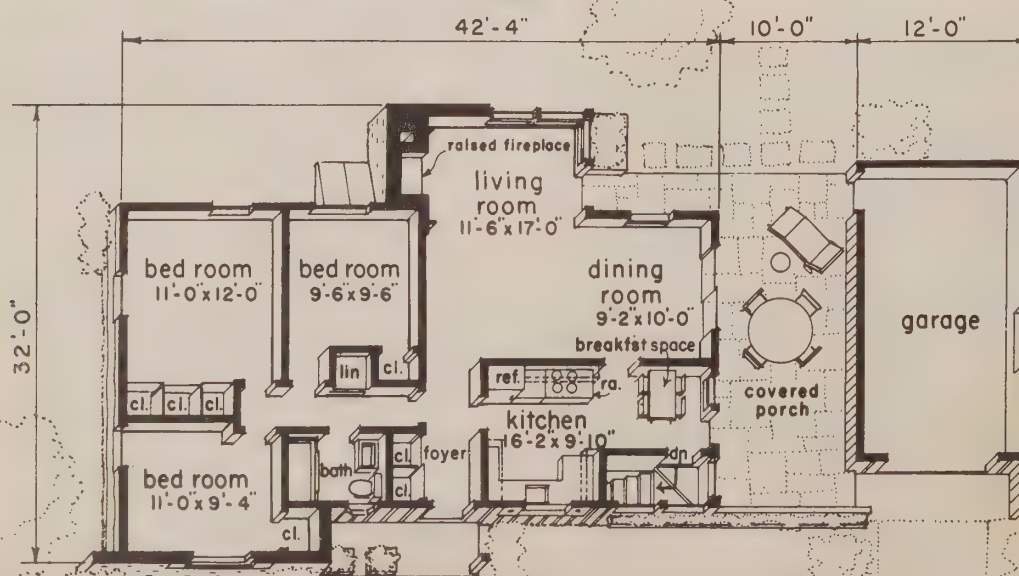
ref. elevation

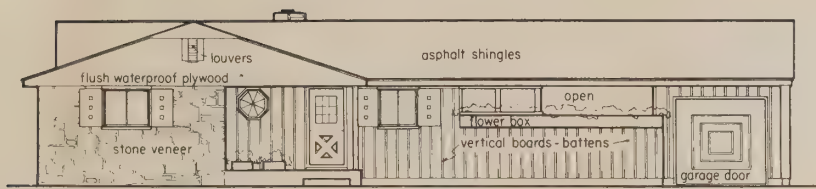


section

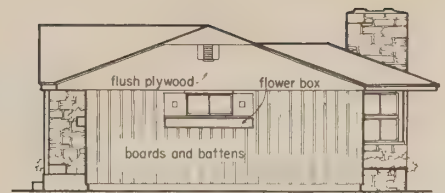


PLAN P-493—House area 1056 sq. ft. Here is an interesting home of modest proportions with its living and dining rooms to the rear. Outdoor living facilities were designed to the side so that the attached garage extension would elongate the front. This also provides privacy and the opportunity to open the dining room wall with glass. Kitchen is compact, efficient and step-saving; breakfast area is at the right adjoining covered porch. Note easy access from side service door to basement. Pictured at left is the pleasant and comfortable fireplace corner of the living room. Dark marble frame and marble sides create a distinct design feature of fireplace itself.

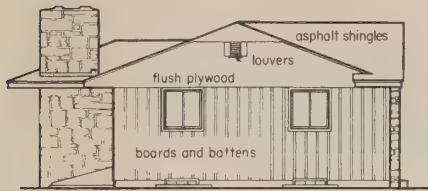




front elevation (scale of all elevations 1/8" equals one foot.)



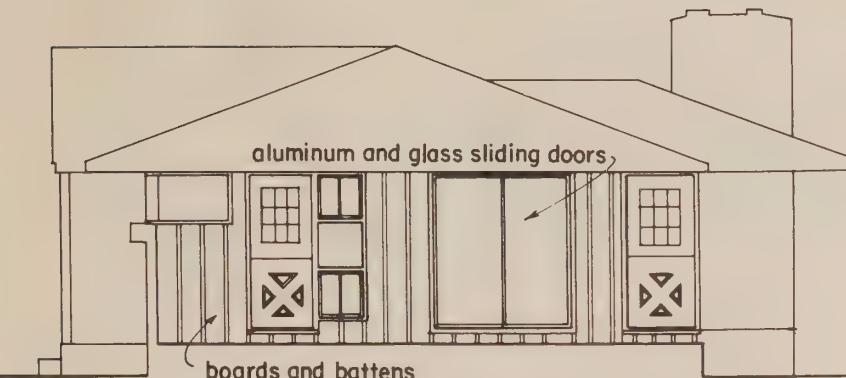
right side elevation



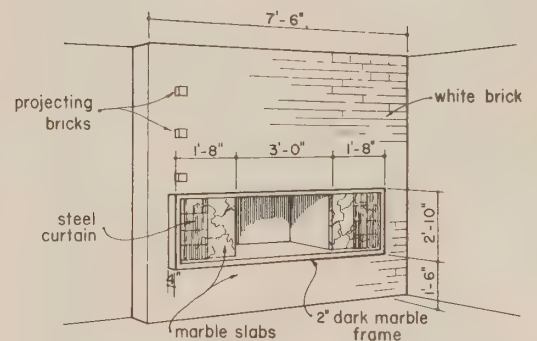
left side elevation



rear elevation



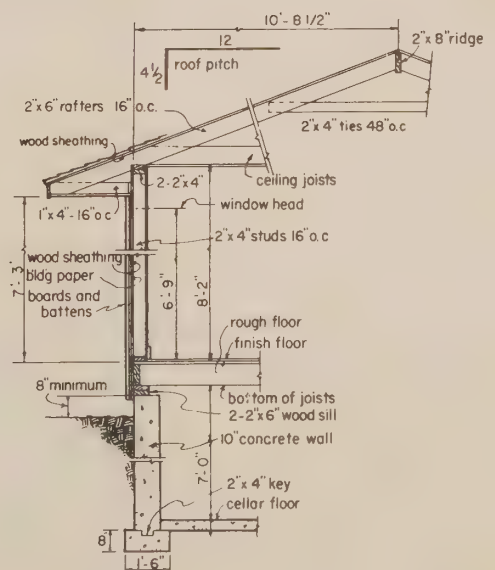
porch interior elevation



living room fireplace detail



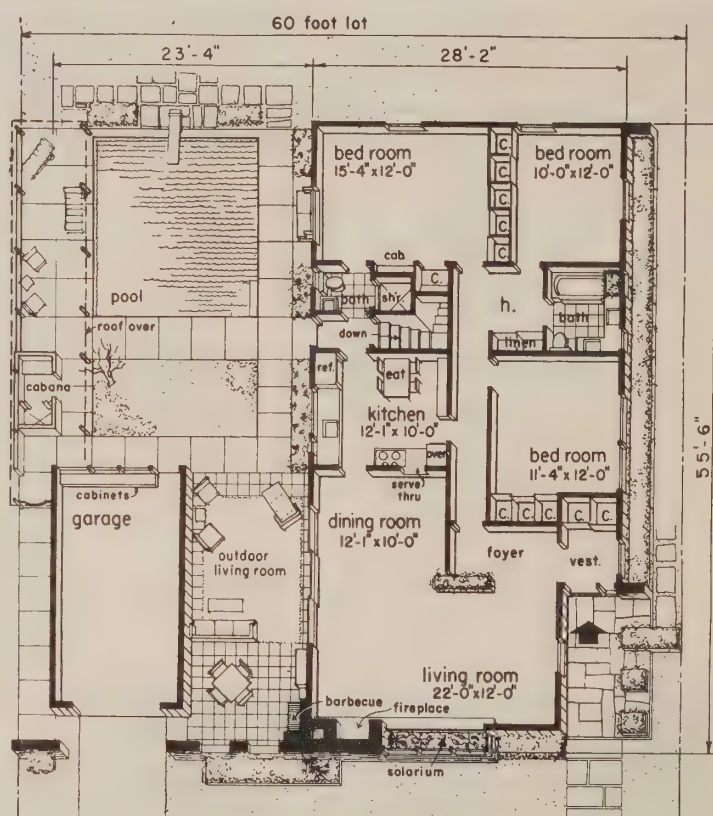
CAREFUL design attention was given to the rear of this charming home as indicated above. Hip roof covers living room projection — corner windows give appearance of a bay. Combination of stone and boards and battens gives a pleasing exterior finish to this comfortable, 3 bedroom home.



wall section scale 1/4"=1'-0"

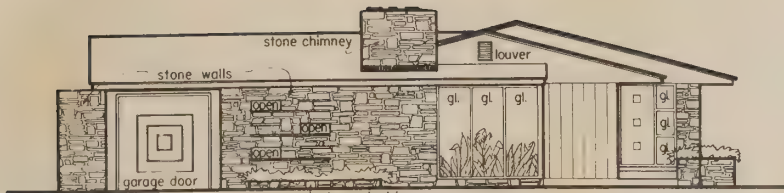


LOOKING ACROSS the pool you see outdoor living room and garage in background. Whether or not you want a pool, this arrangement gives you space and privacy for any activity.

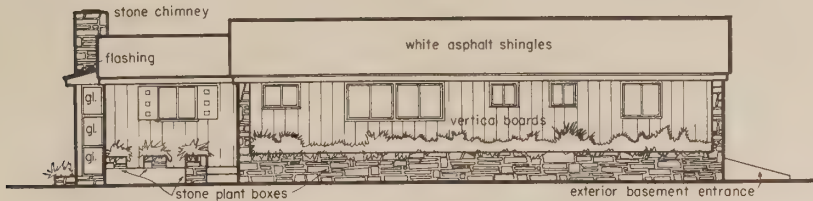


PLAN P-563—area, 1,424 sq. ft. without garage or porches. A real find—an outstanding narrow-lot ranch, plus outdoor living carefully planned for privacy, and provisions for the increasingly popular home swimming pool. All-frame house uses a minimum amount of masonry with impressive effect. Outer walls are an almost unbroken rectangle, for economical construction. The difficult problem of circulation in an end-on ranch was solved to perfection by a recessed front entrance leading into a completely enclosed vestibule and central foyer. Dining and living make up a spacious L-shaped area; sliding glass doors lead out to the outdoor living room on one side; handsome glass-enclosed planting area sets off the fireplace on the front wall. Kitchen is centrally located and well laid out, with good space for serving meals. Three bedrooms, all far better than minimum size, have three closets apiece. One bath serves two bedrooms; the second serves one bedroom, the kitchen, and takes care of swimmers as well.

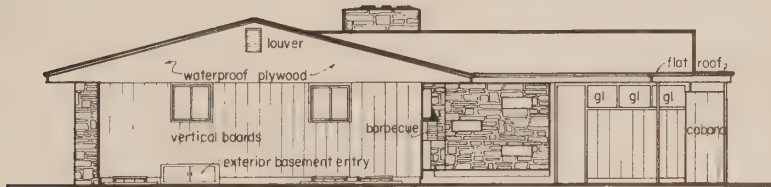




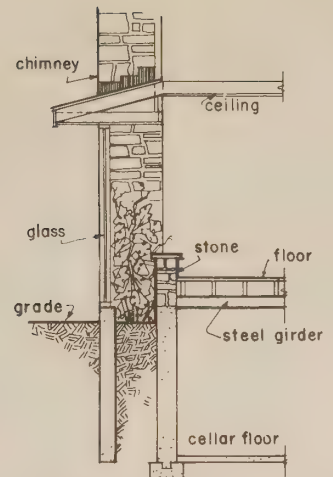
front elevation



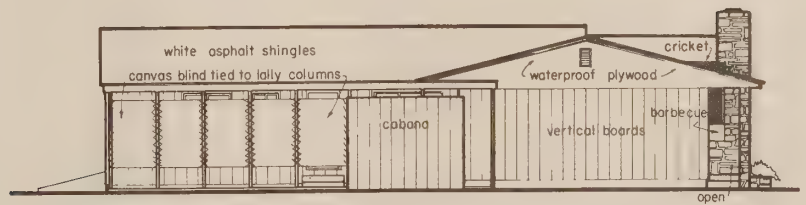
right side elevation



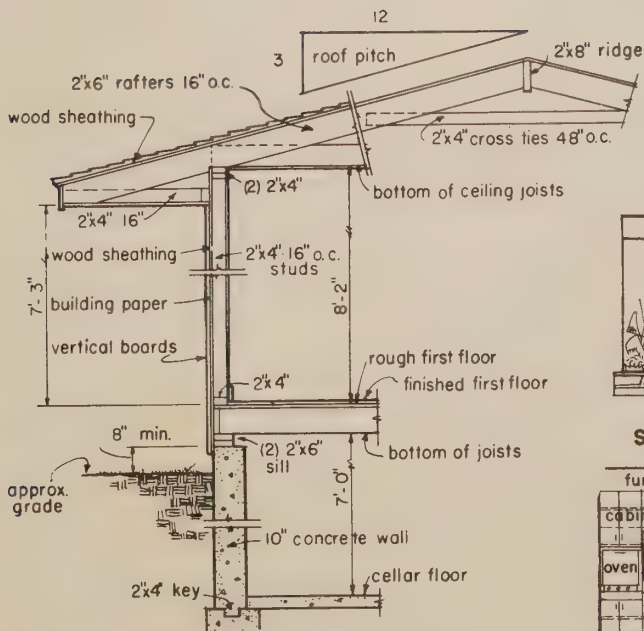
rear elevation



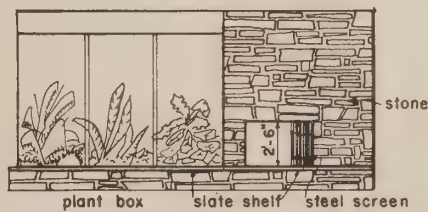
section thru solarium



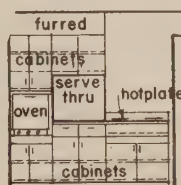
left side elevation



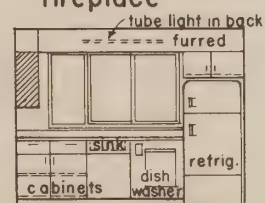
wall section



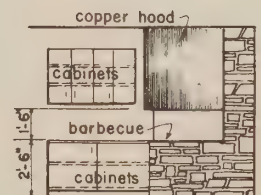
solarium



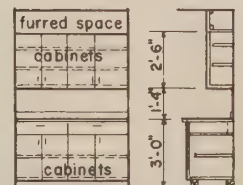
kitchen elevations



fireplace



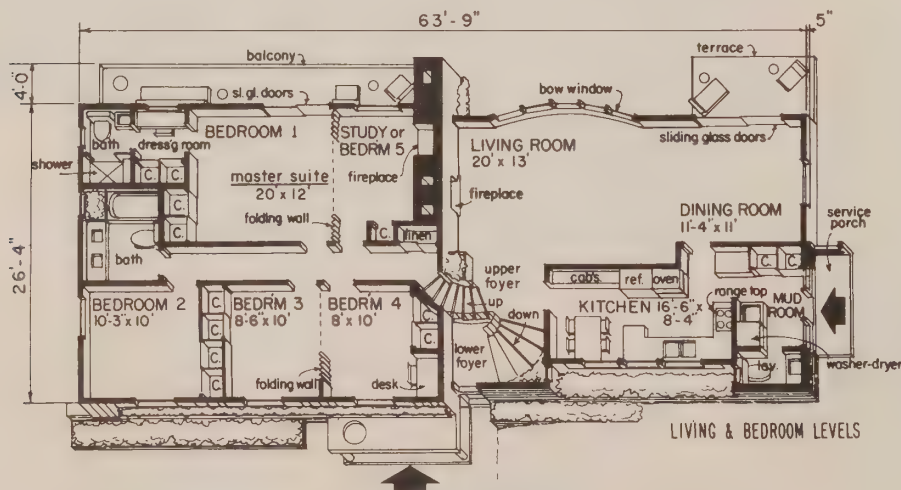
barbecue



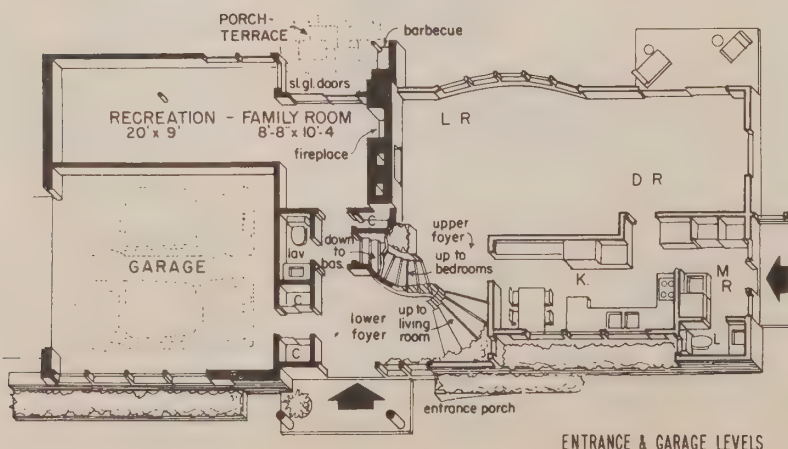
section



PLAN P-634 — House area 1588 sq. ft. on living and bedroom levels. A regal columned front entrance previews the living charm and grace which unfolds inside this four bedroom, split level home. A gracefully curved stairway sweeps up from the grand sized lower foyer into the upper foyer and living room and continues its curve up to the bedroom level. Indoor planters and modern handrail accentuate this charming feature. The in-line living and dining rooms stretch a comfortable 31 feet and are glazed for a rear view of lawn, terrace and garden. Service area includes a full kitchen with breakfast area, mud room, laundry and lavatory. Service door is at side for delivery convenience and rear lawn privacy. Bedroom level has several comfort features designed in . . . master suite may be divided into sleeping and study areas by folding wall, a fifth bedroom is also possible — dressing room, private bath, log burning fireplace and rear balcony add to the master suite appointments— bedroom 3 and 4 may be two rooms or one . . . open in daytime and closed at night — hall bath has twin vanity-type lavatories and planter — 12 closets provide over ample storage.

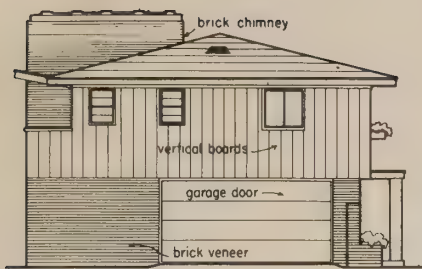


RECREATION is provided by a combination recreation and family room with direct access to rear outdoors. Porch, terrace and barbecue offer outdoor living convenience for this level. Lavatory serves as powder room or for a clean up from garage, basement and outdoors.

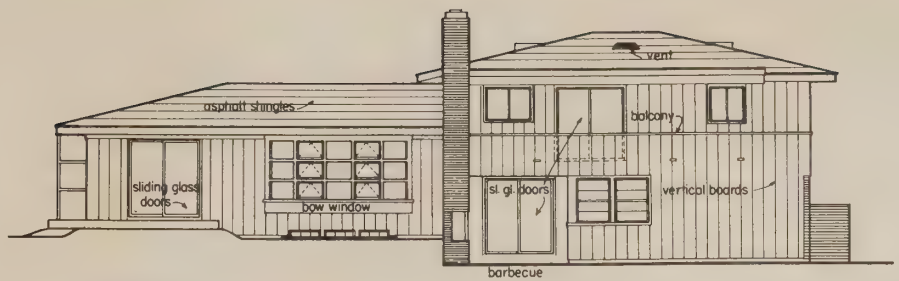


ENTRANCE & GARAGE LEVELS

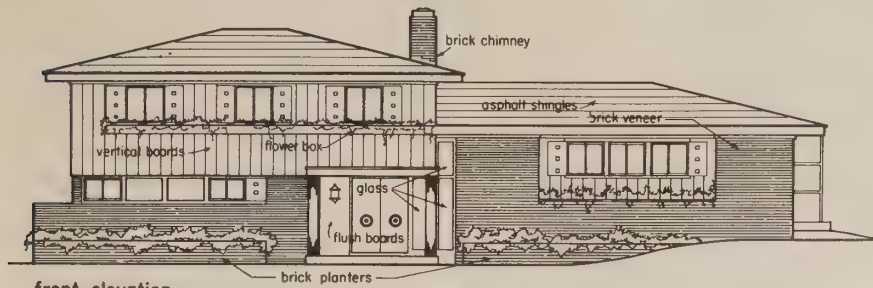




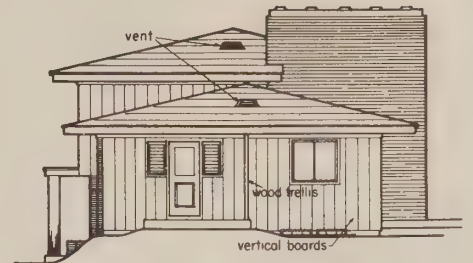
left side elevation



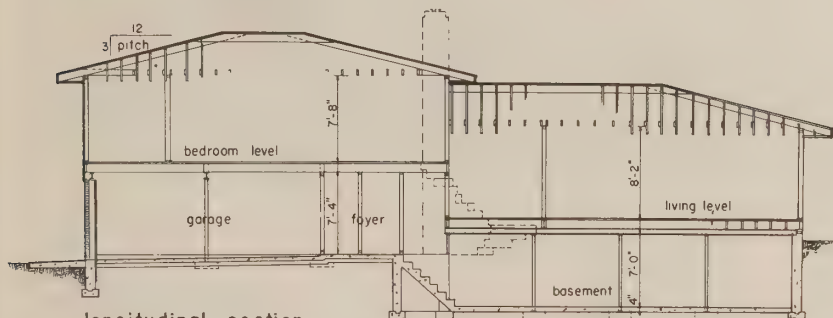
rear elevation



front elevation



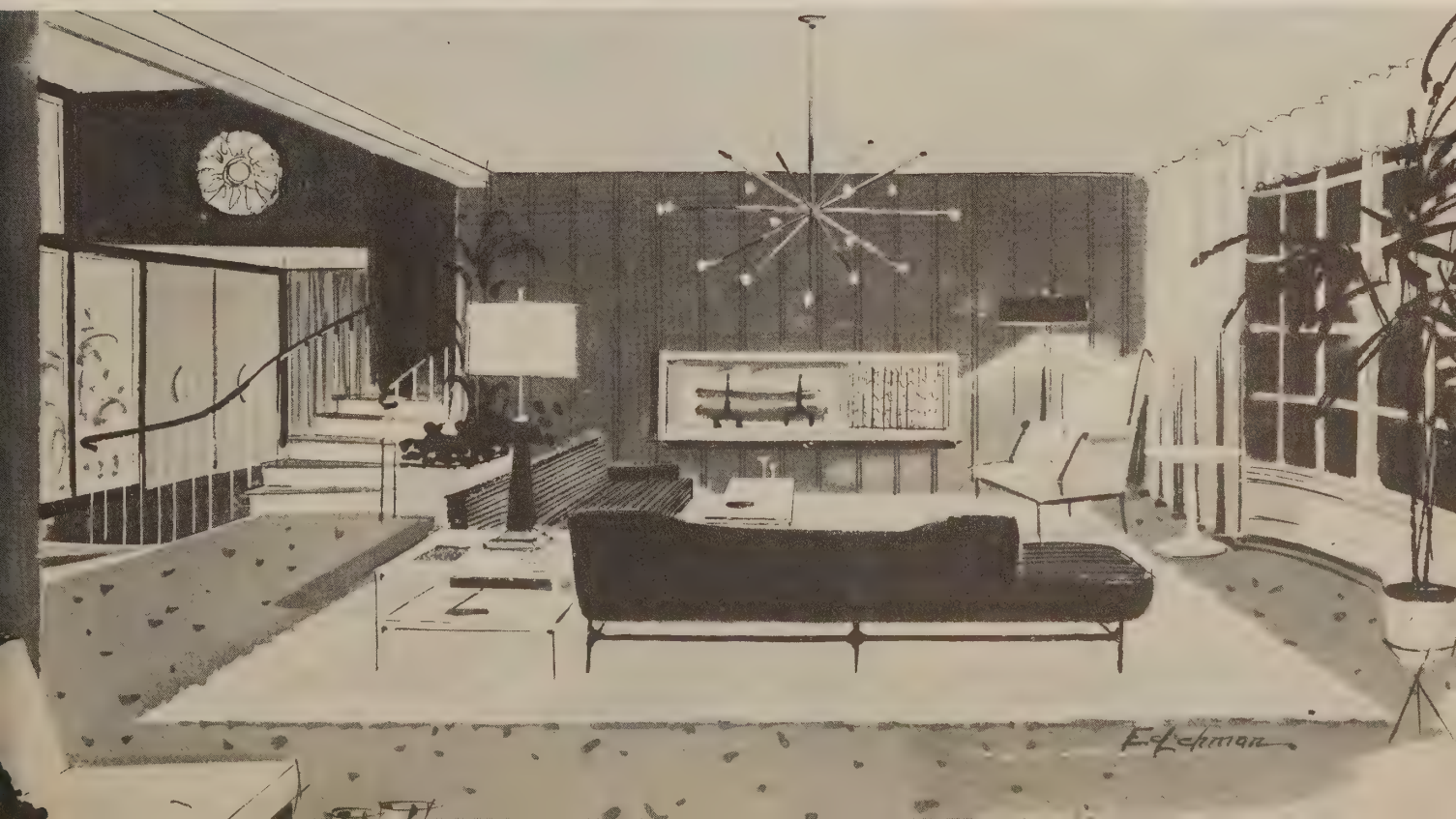
right side elevation



longitudinal section



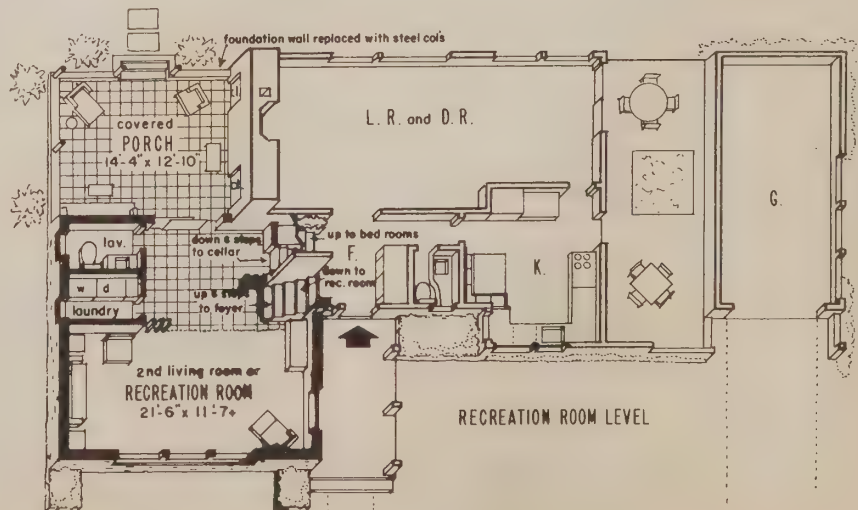
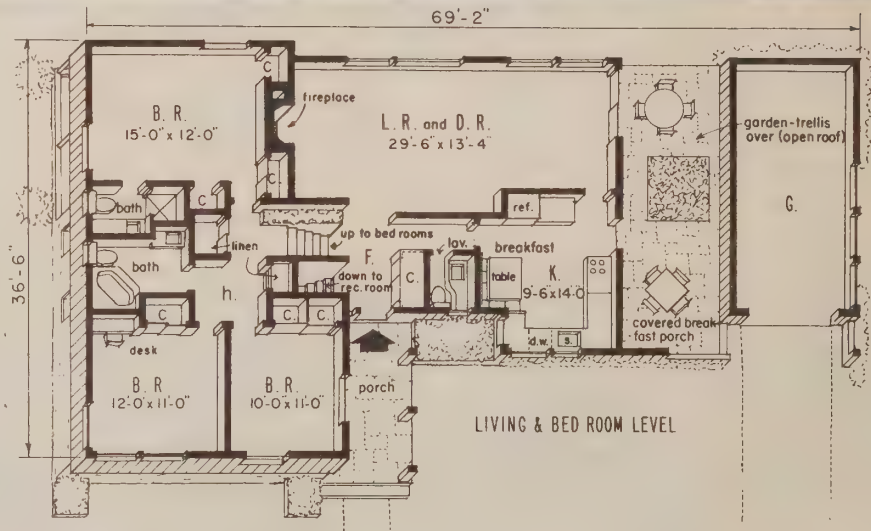
ARCHITECT'S drawing below shows living room with raised log burning fireplace. Foyer and front entrance are seen at left; bow window at right.

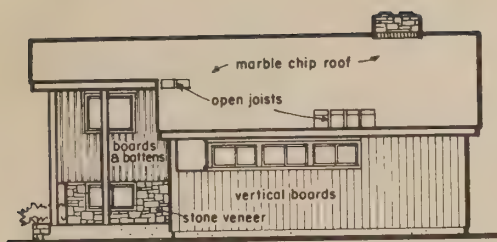




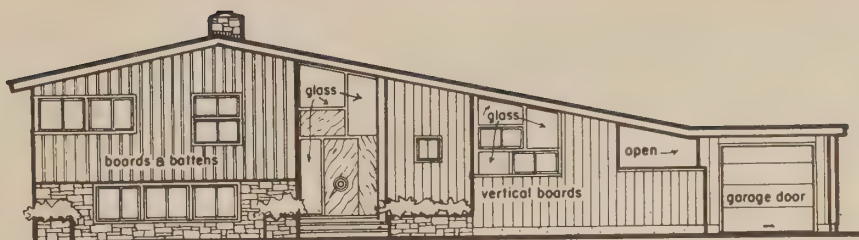
PLAN P-470 — House area 1346 sq. ft.

From its 1½ story high covered front entrance to its rear, sunken porch, this 3 bedroom, 2 bath home, with dual lavatories offers the ultimate in living convenience and beauty. Gentle slope of the long roof unites both levels in a pleasing ranch-like appearance. Extended front kitchen wall gives privacy but allows air circulation through side porch. Of particular interest, for those who enjoy both formal and informal living, is the living area below the bedroom level . . . the 21 foot recreation room, lavatory, laundry and open-sided but covered, sunken porch is a home within a home. A great deal of family living and formal entertaining can be carried on here.

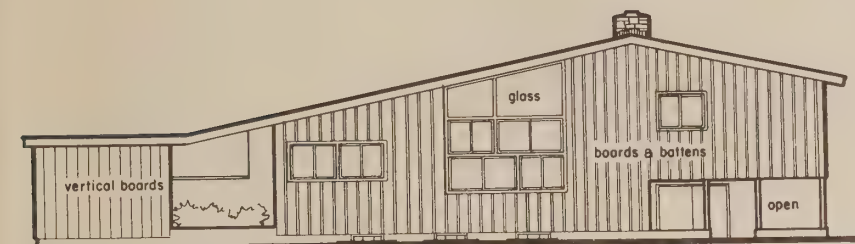




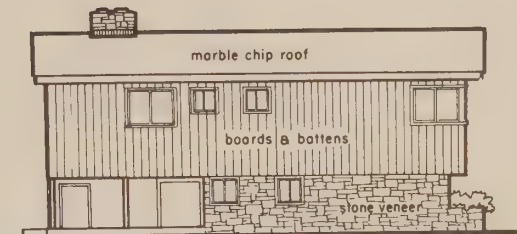
right side elevation



front elevation



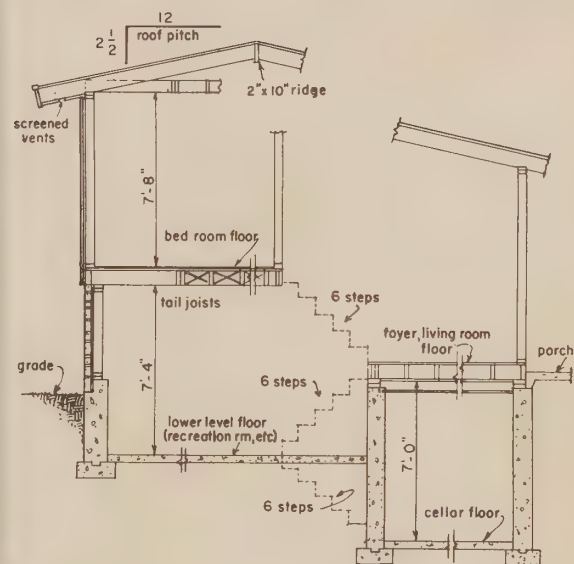
rear elevation



left side elevation



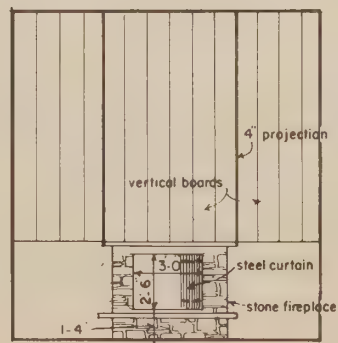
VIEW of side porch shows the dramatic possibilities of outdoor living.



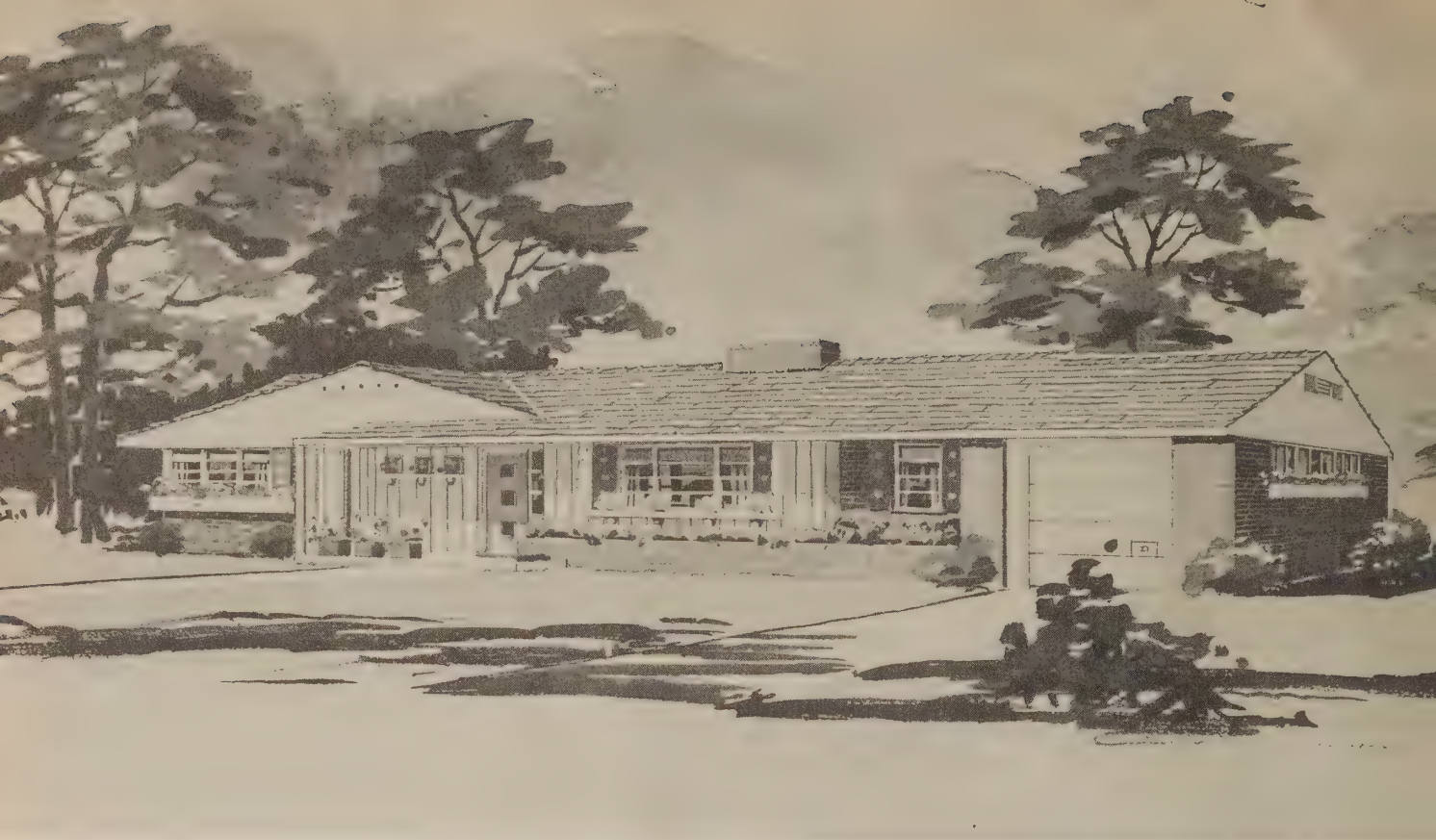
section



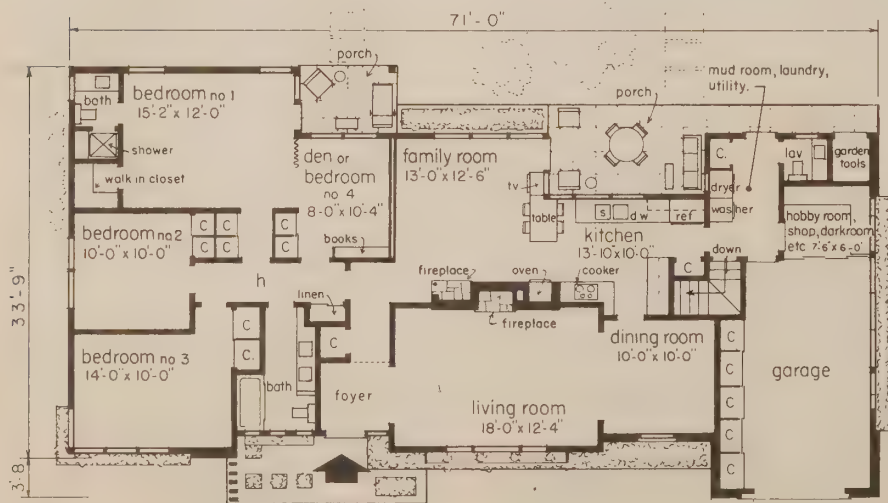
kitchen elevations

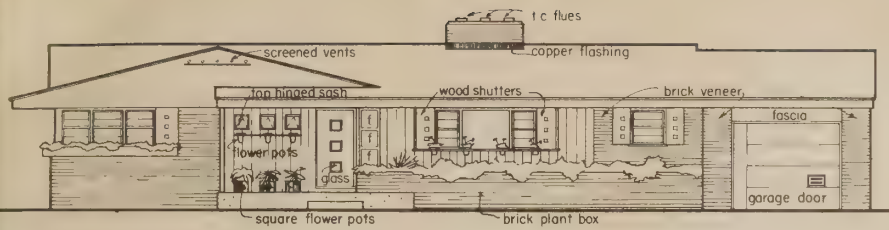


fireplace elevation

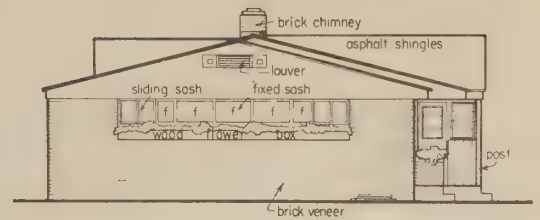


PLAN P-577—House area 1749 sq. ft. The fulfillment of the nations desires in home design . . . statistics compiled from 3 national sources expressing personal housing needs were developed into the home shown here. Its popularity has substantiated its truthful expression of the peoples wants. Some of the requirements incorporated are: 3 bedrooms — separate dining room — mud and laundry room — family room — no cross traffic — eating space in kitchen — rear kitchen — front living room — separate family room entrance — large master bedroom with private bath — den and hobby room — covered porch — ample closet space — conservative modern exterior. In addition to these features, several other attractions are provided; sound proof wall between family room and den — folding partition between den and bedroom No. 1 — built-in bookcase — two fireplaces — no stoop oven and counter top cook unit in kitchen — twin lavatories in bath — covered front entrance — rear access garden tool storage and several other living features.

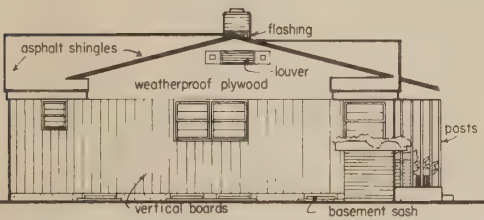




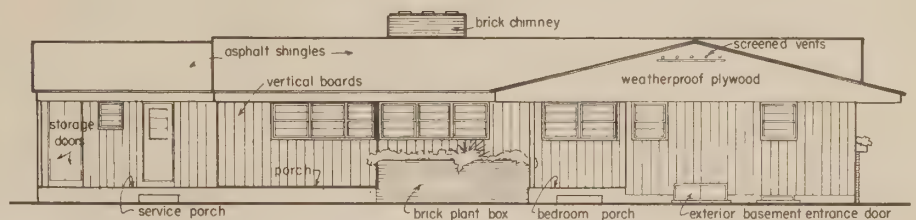
front elevation



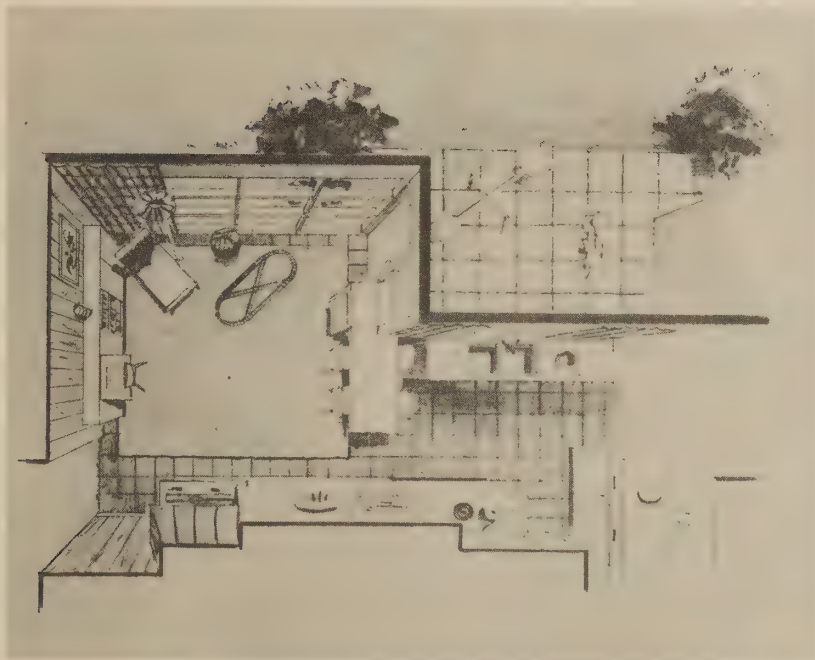
right side elevation



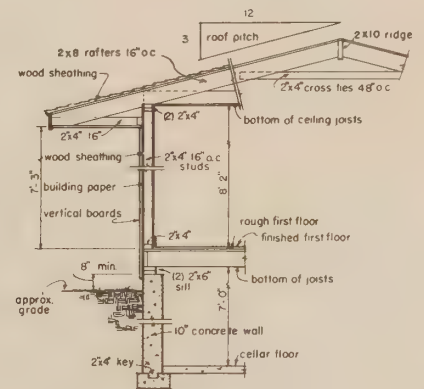
left side elevation



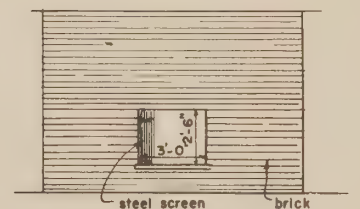
rear elevation



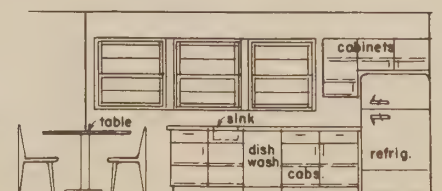
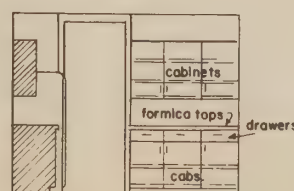
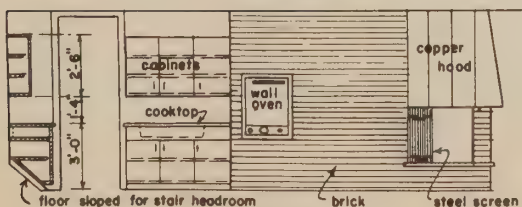
Birds-eye view of family room - kitchen



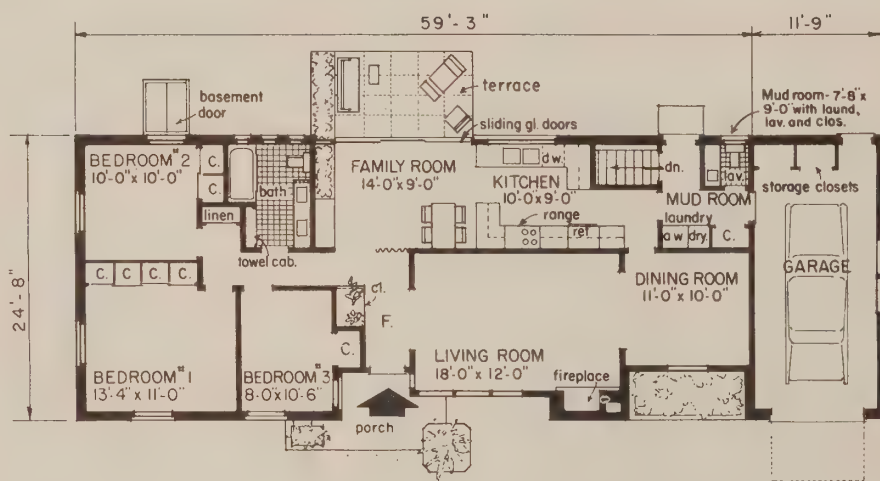
section



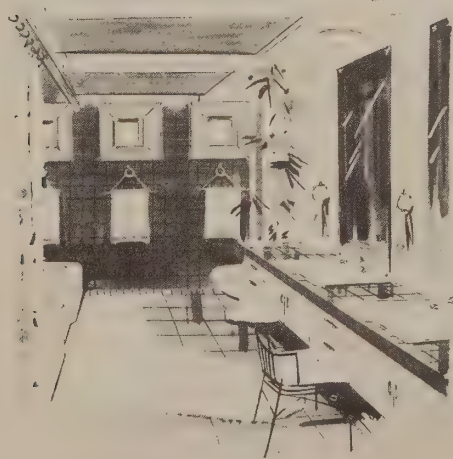
living room fireplace elevation

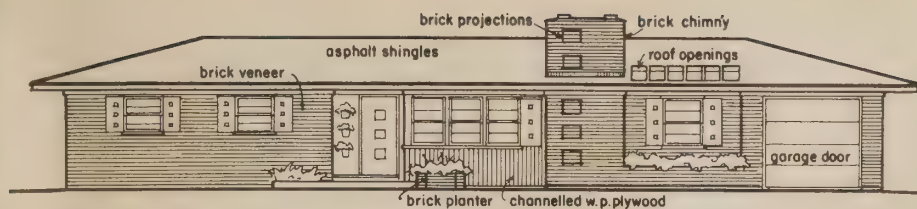


kitchen elevations

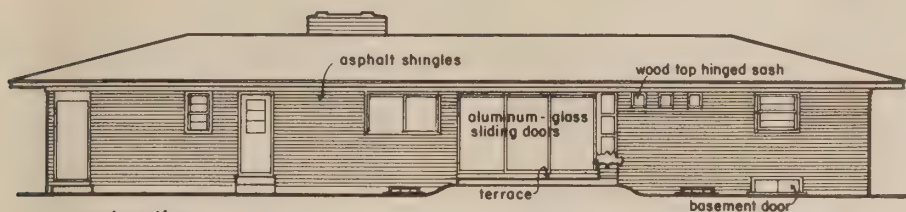


PLAN P-620—House area 1338 sq. ft. Long and impressive but actually small and economical — this 3 bedroom ranch was designed for length. By keeping the width to a minimum and the square footage low, this distinctive home portrays luxury far greater than its cost. In addition, the use of brick all around reduces exterior maintenance costs to satisfy any budget . . . an important consideration. Inside, every inch of room is utilized to the best advantage . . . note the lack of waste hall space. Service area (kitchen and mud room) is of particular interest. Careful planning went into it because of the important relationship to a well organized household. No longer is the blazed trail of children's soiled hand and foot prints, from outdoors to a far removed bath, the necessary evil it used to be. . . . The mud room and lavatory right at the rear door localizes that situation. Delivery or service traffic to the basement is direct from rear door. Food preparation center of kitchen is compact to save steps while combination kitchen-family room is a wide open 24 feet.

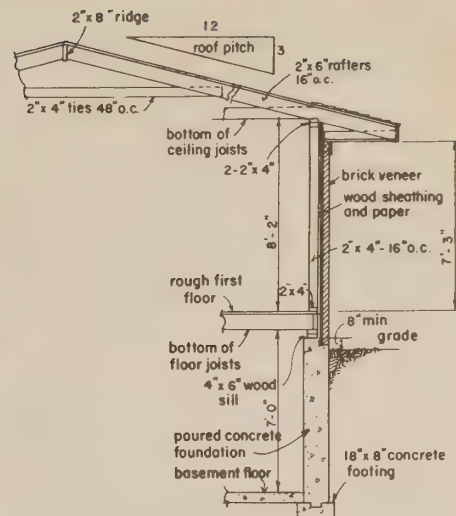




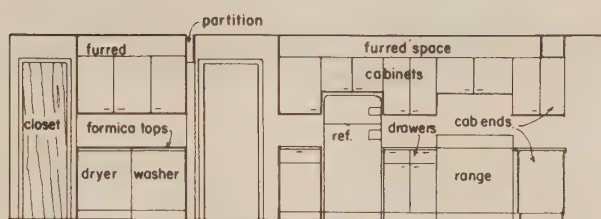
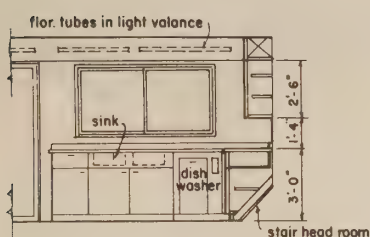
front elevation



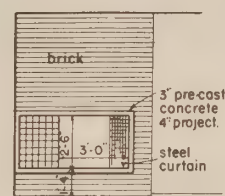
rear elevation



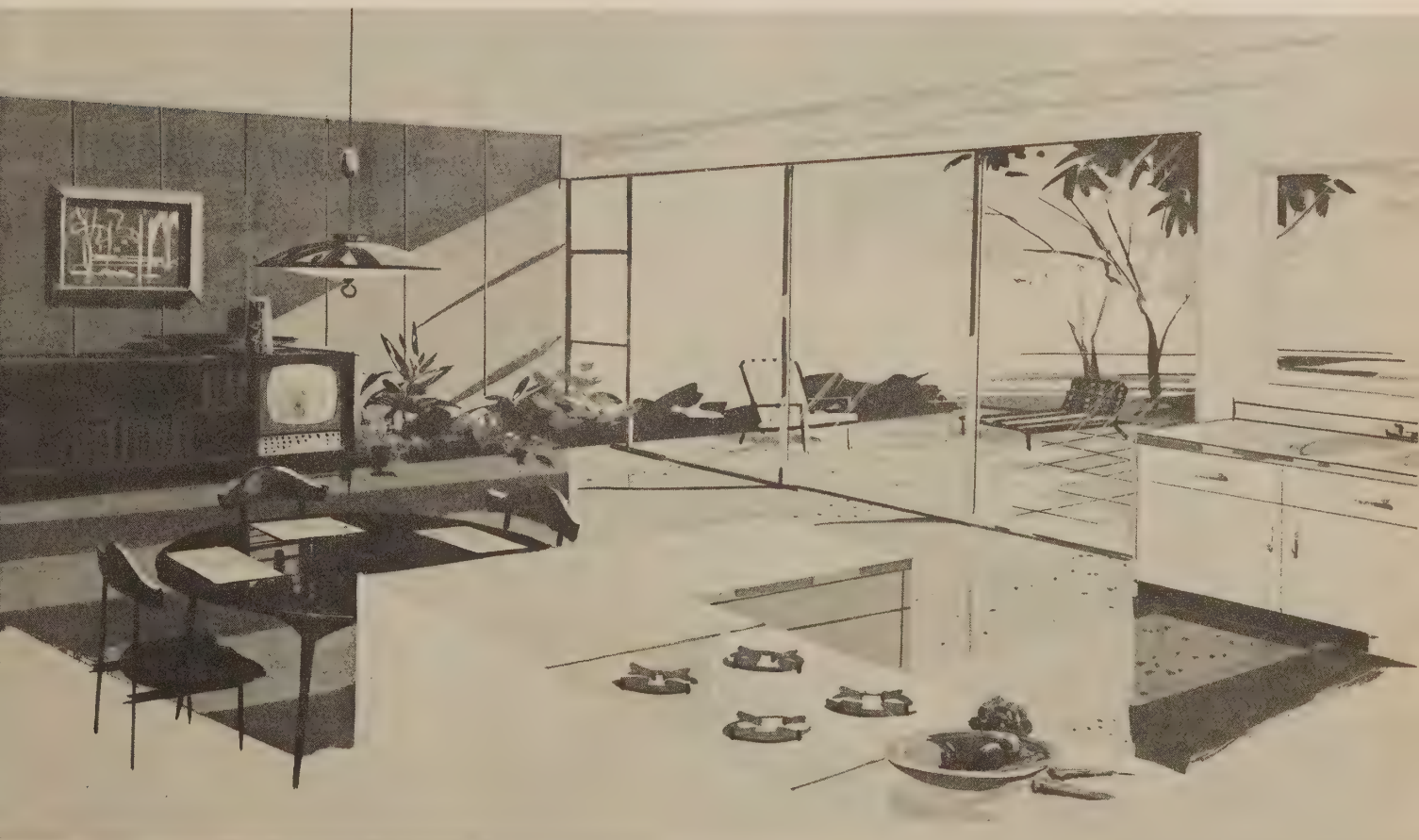
wall section



kitchen elevations



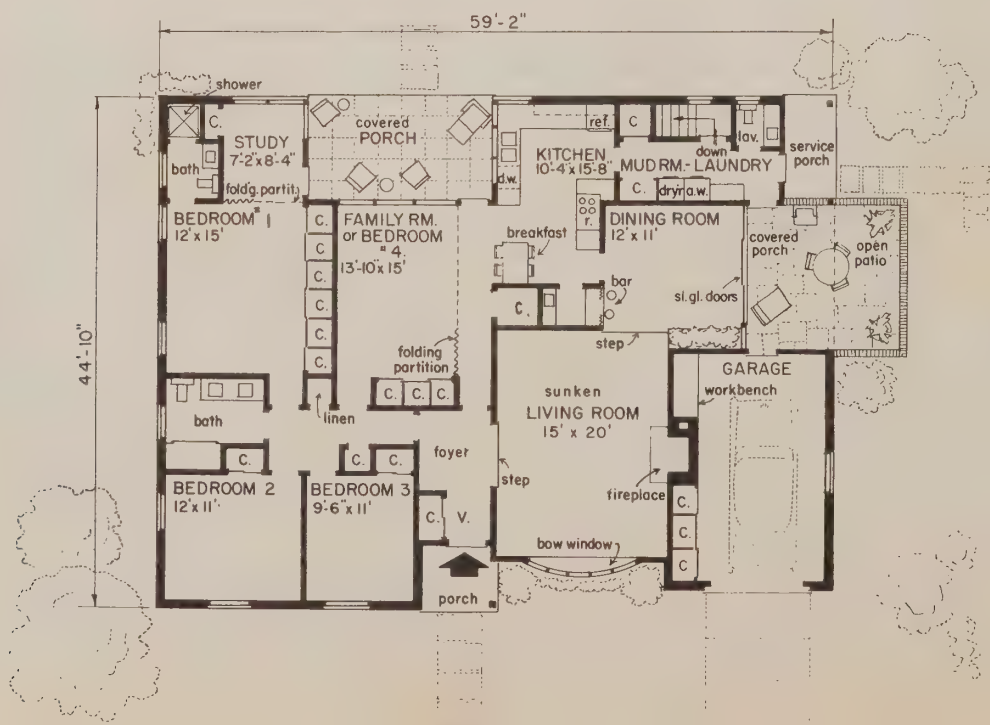
fireplace

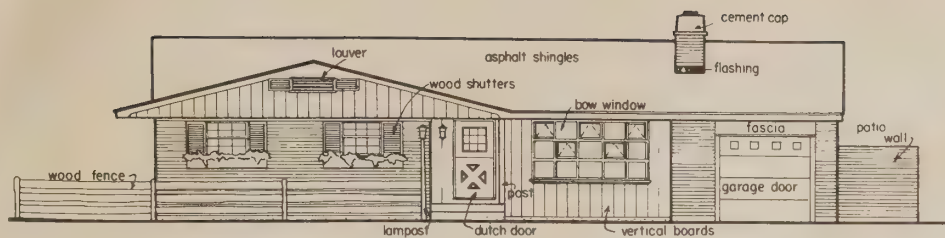


UNRESTRICTED appearance of kitchen-family room is promoted by the fully glazed sliding wall opening to the outdoor terrace. Dramatic indoor-outdoor planter can be seen to the rear, decorating the family room wall and creating a border for the terrace outside. A TV located as shown will lighten the homemakers chores in the kitchen.

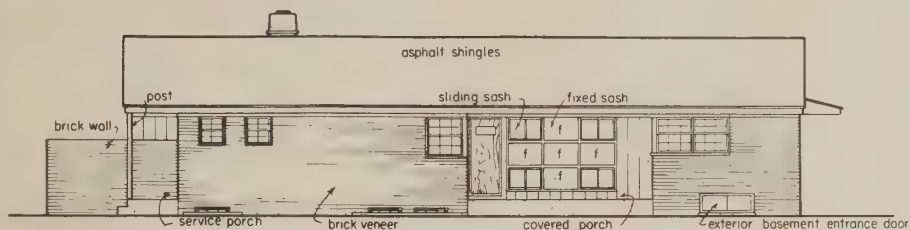


PLAN P-574—House area 1953 sq. ft. Interesting and unusual living features dominate this design and compliment the efficient layout . . . master bedroom is a suite with connecting study and private bath — family room can double as 4th bedroom if required — rear covered porch is recessed for ultimate in privacy (has access from study and family room) — side porch is combination covered and open patio, brick wall maintains privacy and allows use of complete wall of glass doors in dining room — refreshment bar in dining room has access door, sink and draw curtain — one entire kitchen wall is windowed. Zoning of areas is expertly done providing privacy for sleeping, formality for living and efficiency for service. Note how the circulation pattern keeps unnecessary traffic from crossing rooms to get to another. Several other features are evident as the plan is studied . . . front vestibule and foyer — sunken living room — multitude of closets — double lavatory in bath — storage and work bench in garage. The exterior shows the result of long and careful designing. The brick all around adds solidity to the impressive appearance and reduces maintenance cost. The picture above accurately describes how this lovely home will look in a community or in its own private setting.

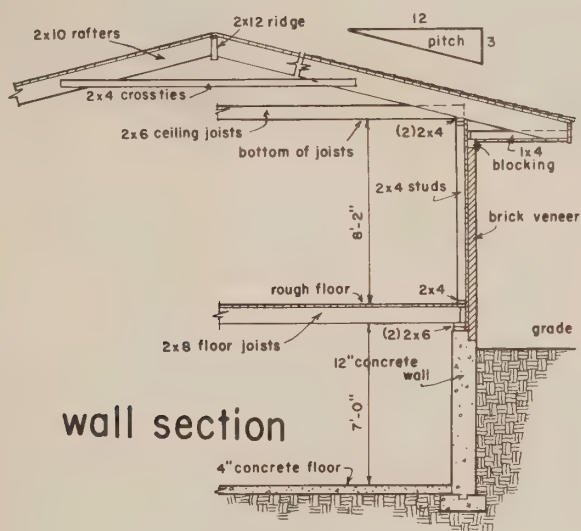




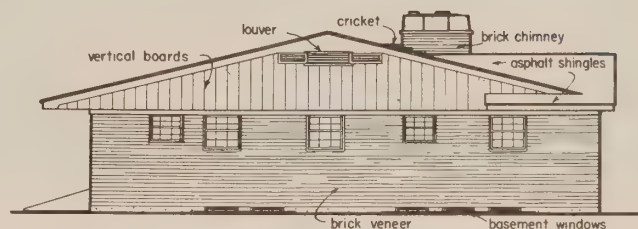
front elevation



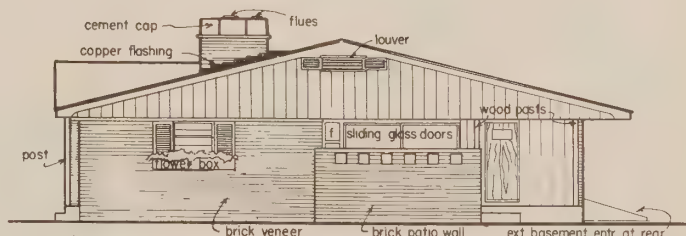
rear elevation



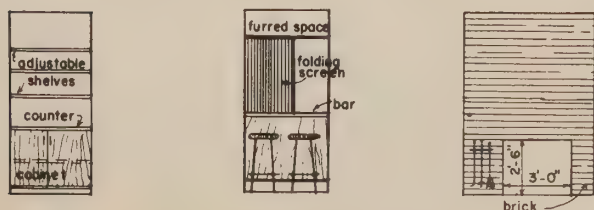
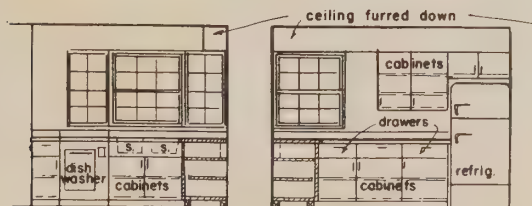
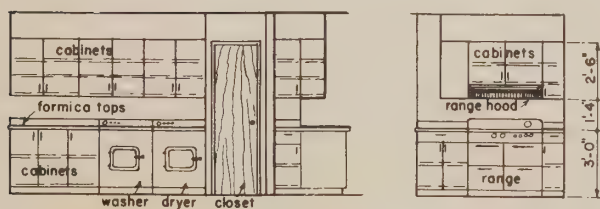
wall section



left side elevation



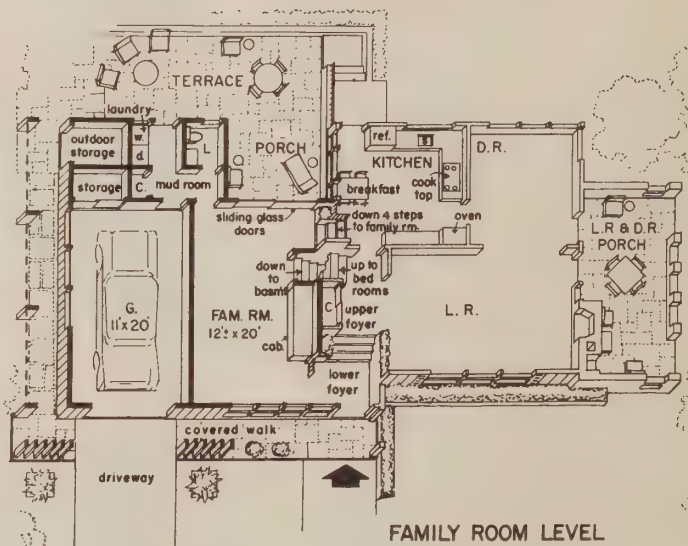
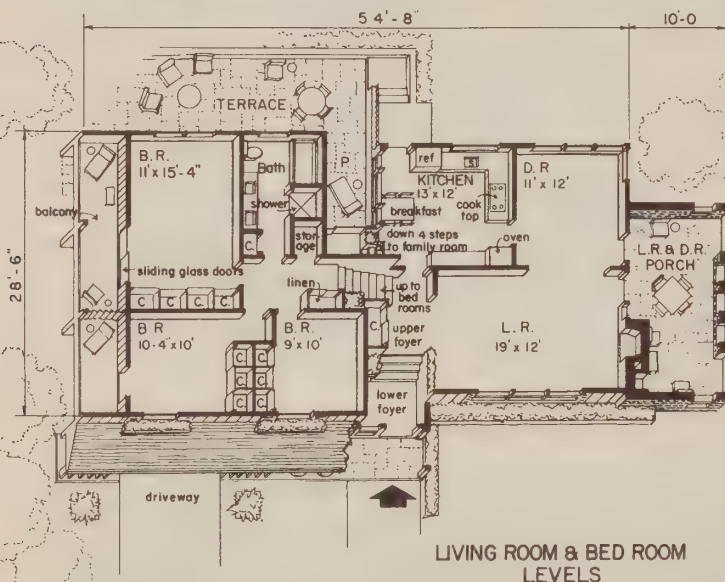
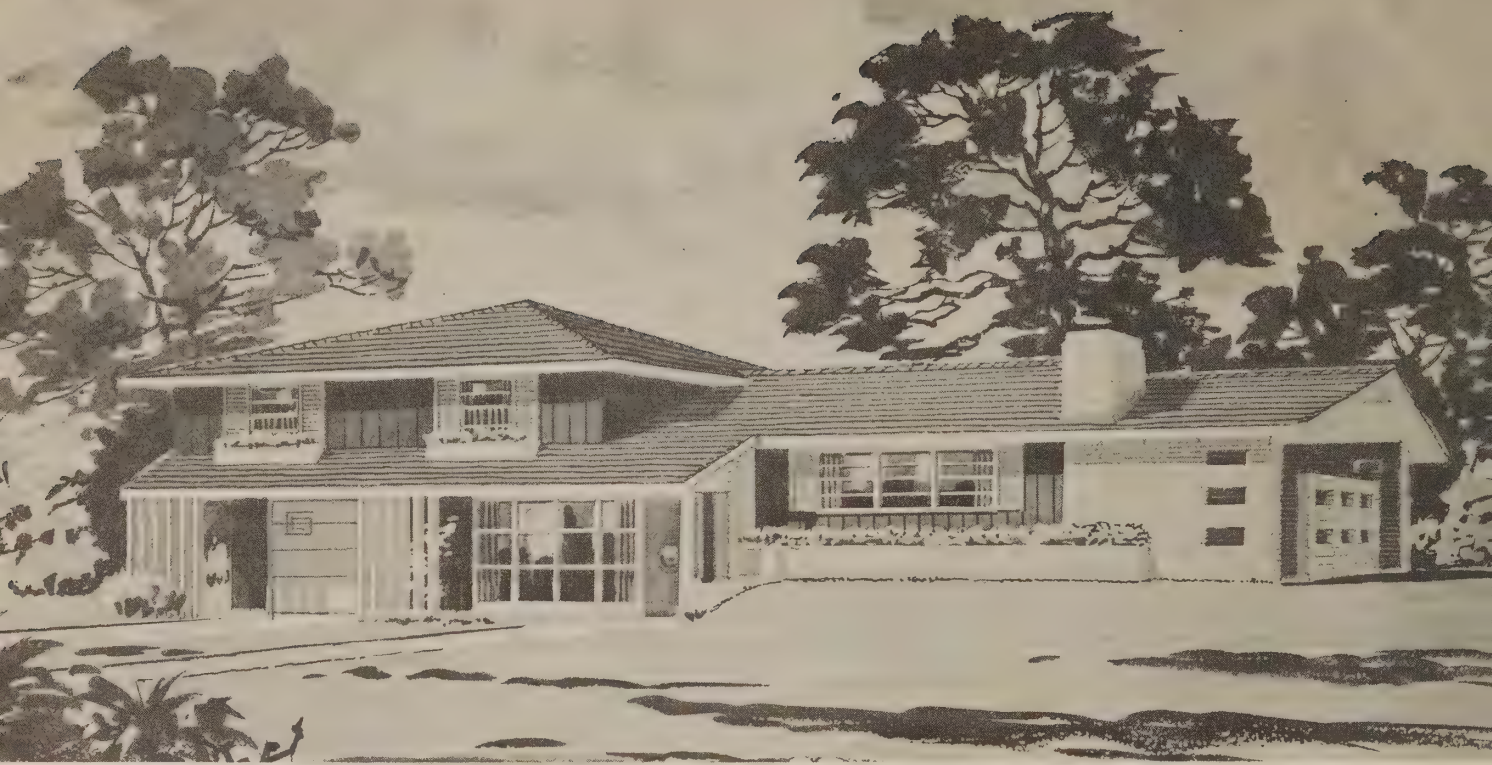
right side elevation



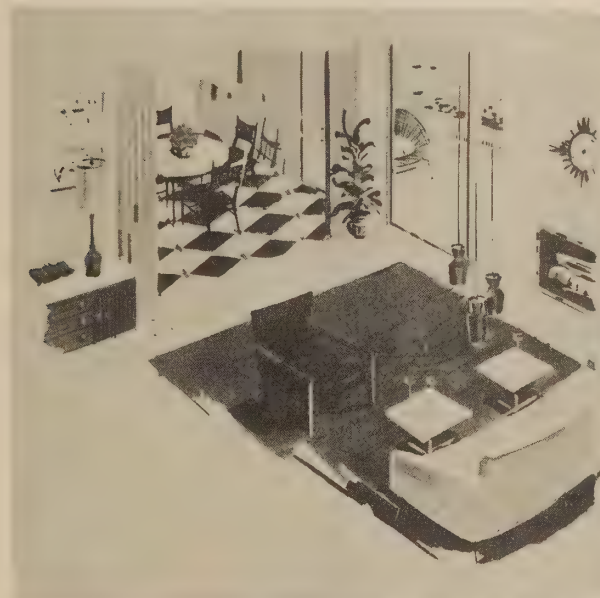
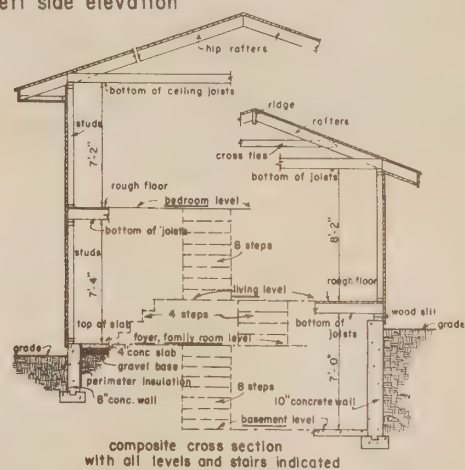
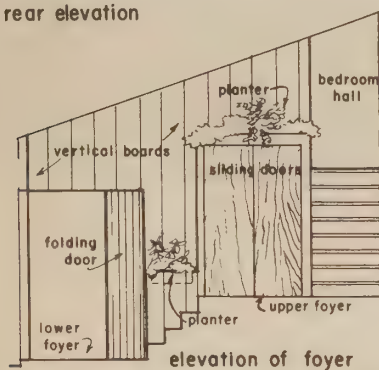
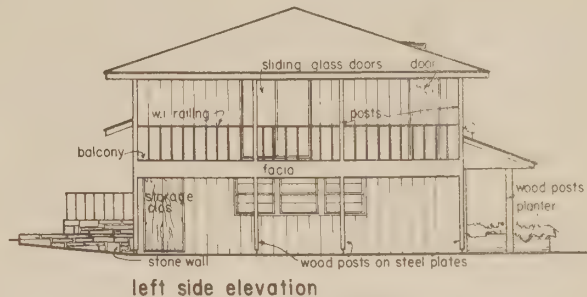
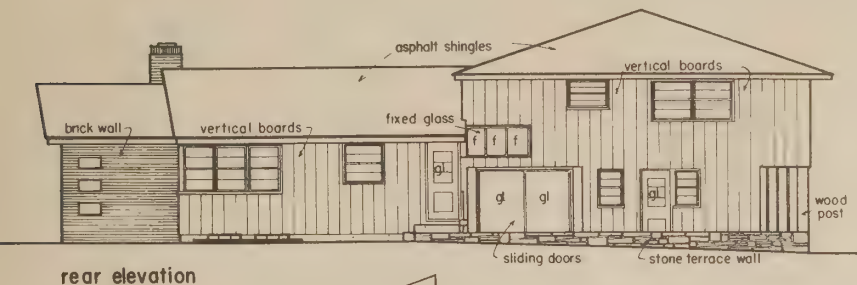
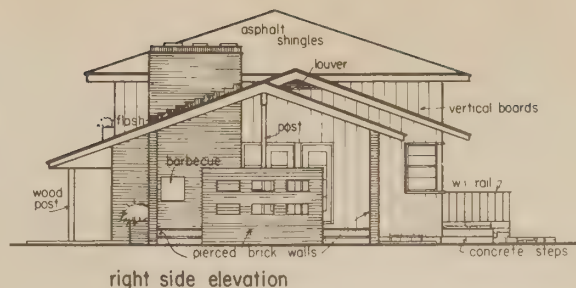
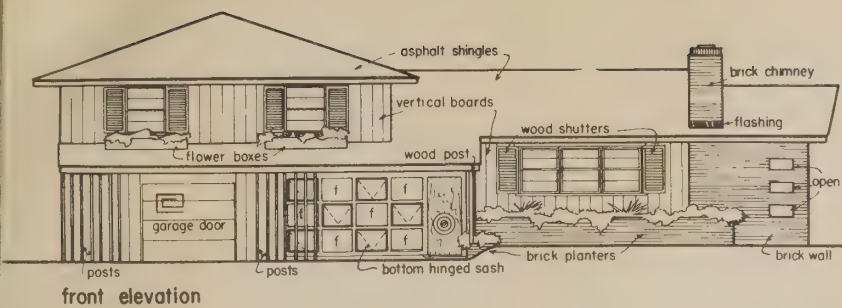
interior elevations



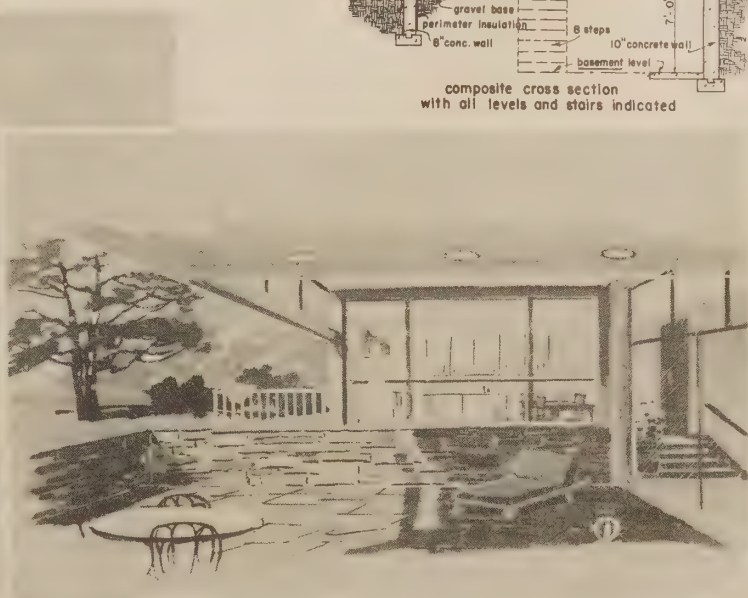
PICTURED above is the sunken living room showing the fireplace wall, graceful bow window and a portion of the full sized dining room.



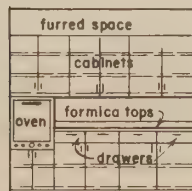
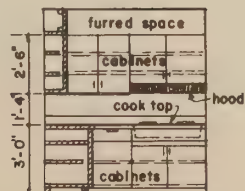
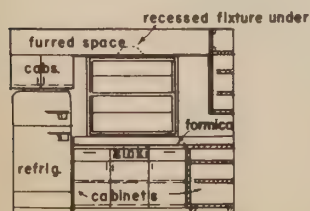
PLAN P-592—area of living and bedroom levels, 1,302 sq. ft. without porches or balcony. Good handling of the frequently awkward side-to-side split-level results in a handsome house, transitional in general styling. Living level gable is extended to shelter a front walkway; it is an important part of the over-all design. As with all side-to-side splits, front lawn must be graded to correct contours to make the house look right on the site. Outdoor living plentiful at every level—one porch opens off living and dining room; family room has porch and terrace; bedrooms have a balcony. Front entrance is at the lower grade level; the few broad steps leading to upper foyer and living room serve to make the entrance more impressive. Admirable circulation—steps down to family room level are set both front and rear of the flight leading from living to bedroom level. Really generous storage, located to take care of every household need. Compact kitchen arrangement; traffic through one corner does not interfere with work here. The single bathroom at the bedroom level is treated to separate tub and shower and dual lavatories, the better to serve the whole family. Laundry and half-bath are located directly below main bath, for plumbing economy.



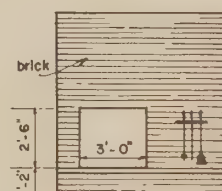
View of living and dining rooms



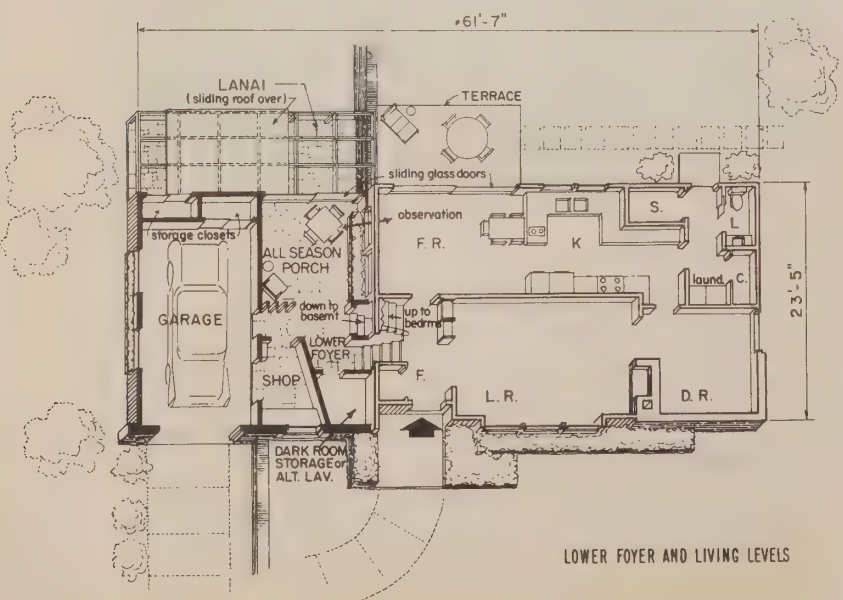
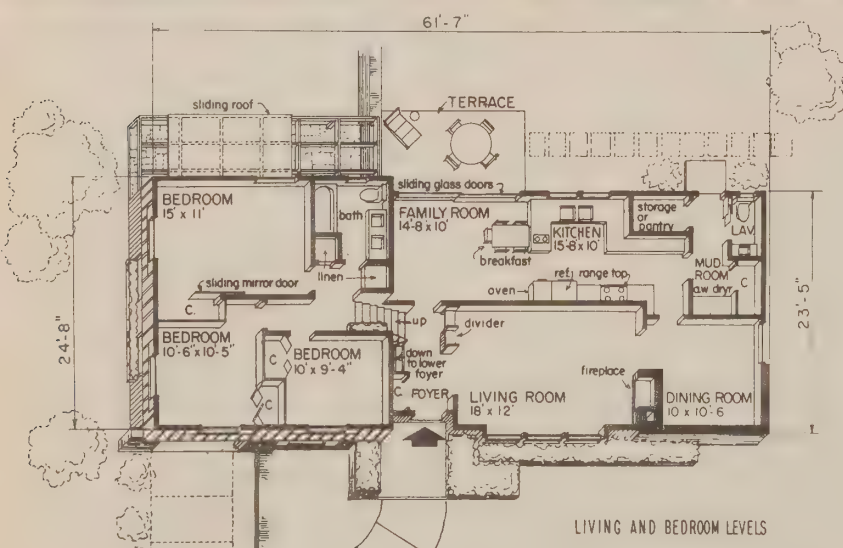
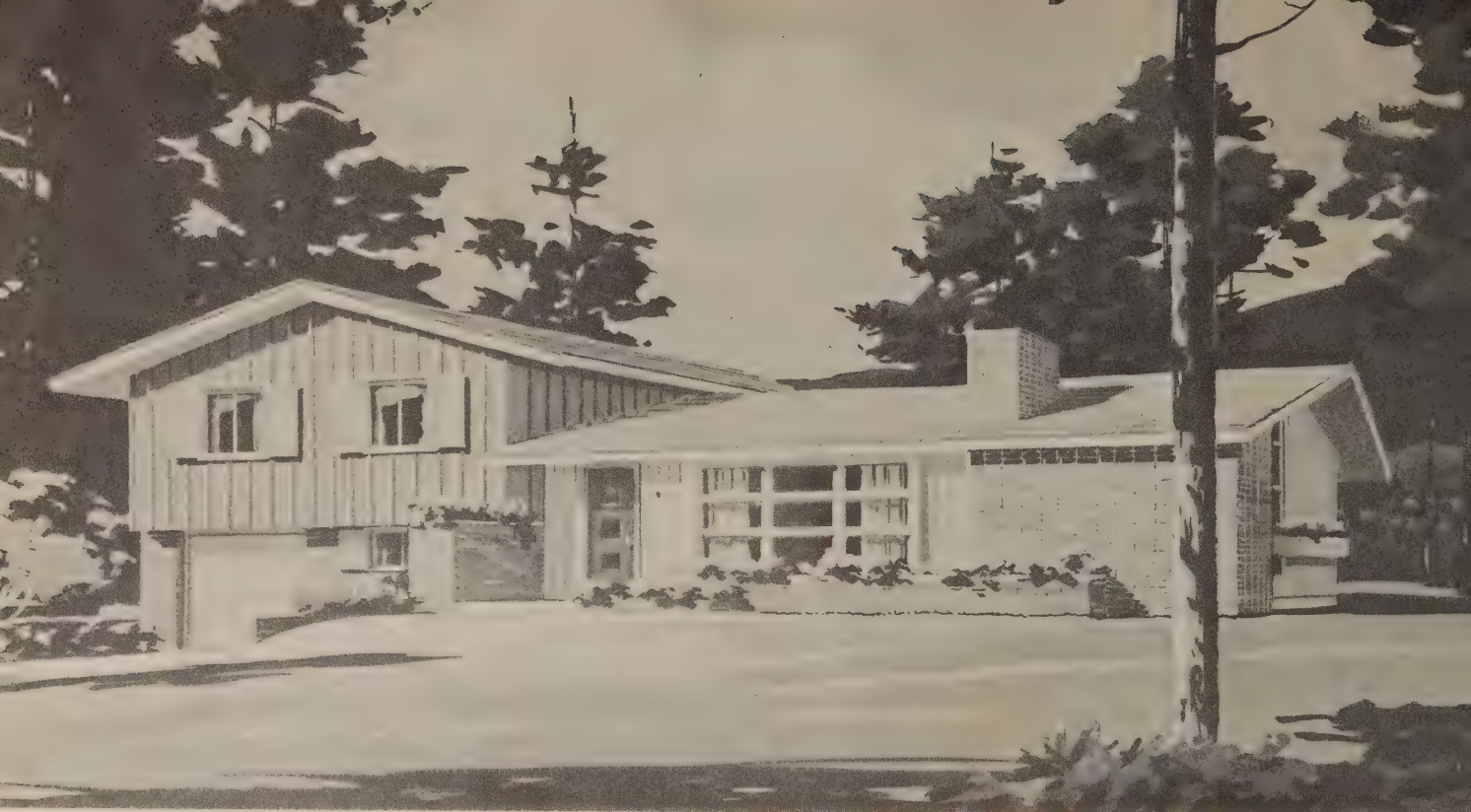
View of lower porch



kitchen elevations

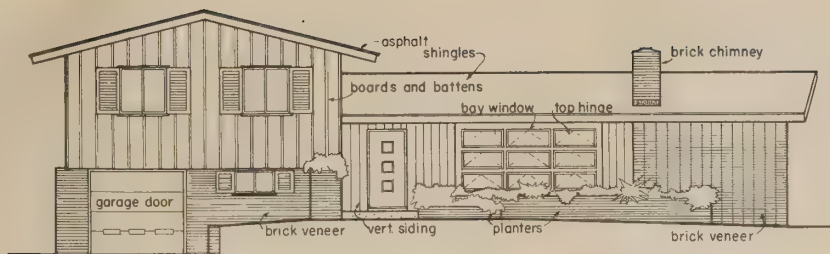


fireplace elevation

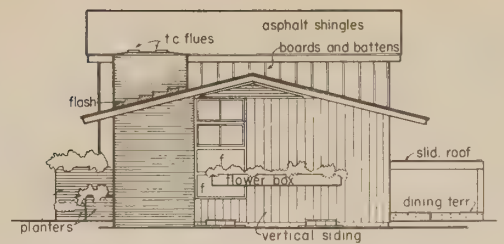


PLAN P-642—House area 1436 sq. ft. On living and bedroom levels. King size living in an average sized home . . . because the split level design offers extra space. Consider the lower foyer level with its garage, porch, shop and darkroom. To provide these bonus areas in another type of house would require that much additional building tacked on the outside . . . larger house — more cost. Review the other features: Privacy for bedrooms being elevated from living level — windows well above street level — only partial stair flights to climb — a play area porch for the kiddies directly on grade reducing house traffic — interesting observation windows connecting family room and lower porch — basement of sensible size under living level-outdoor living areas for both levels (formal and informal if desired) — and a score of other features. Exterior is professionally designed for beauty and charm. Boards and battens, vertical boards and brick are expertly positioned for long lasting interest.

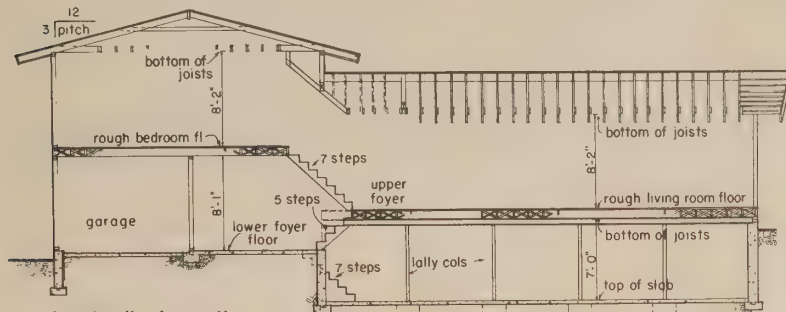




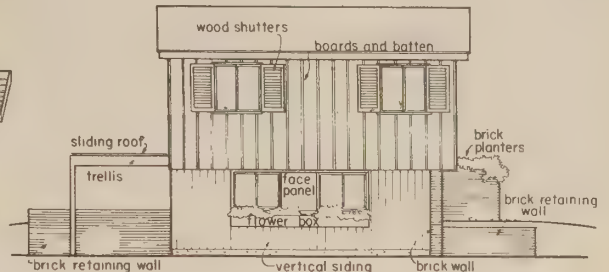
front elevation



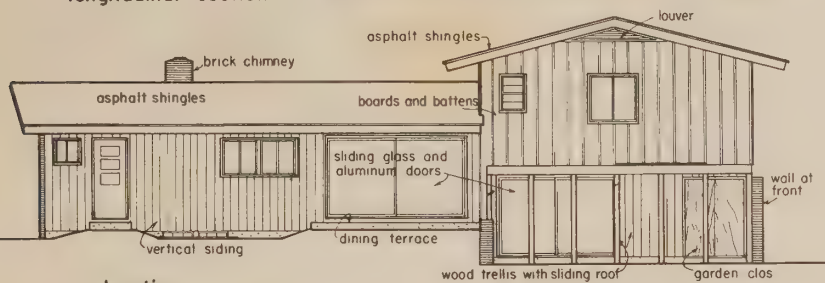
right side elevation



longitudinal section



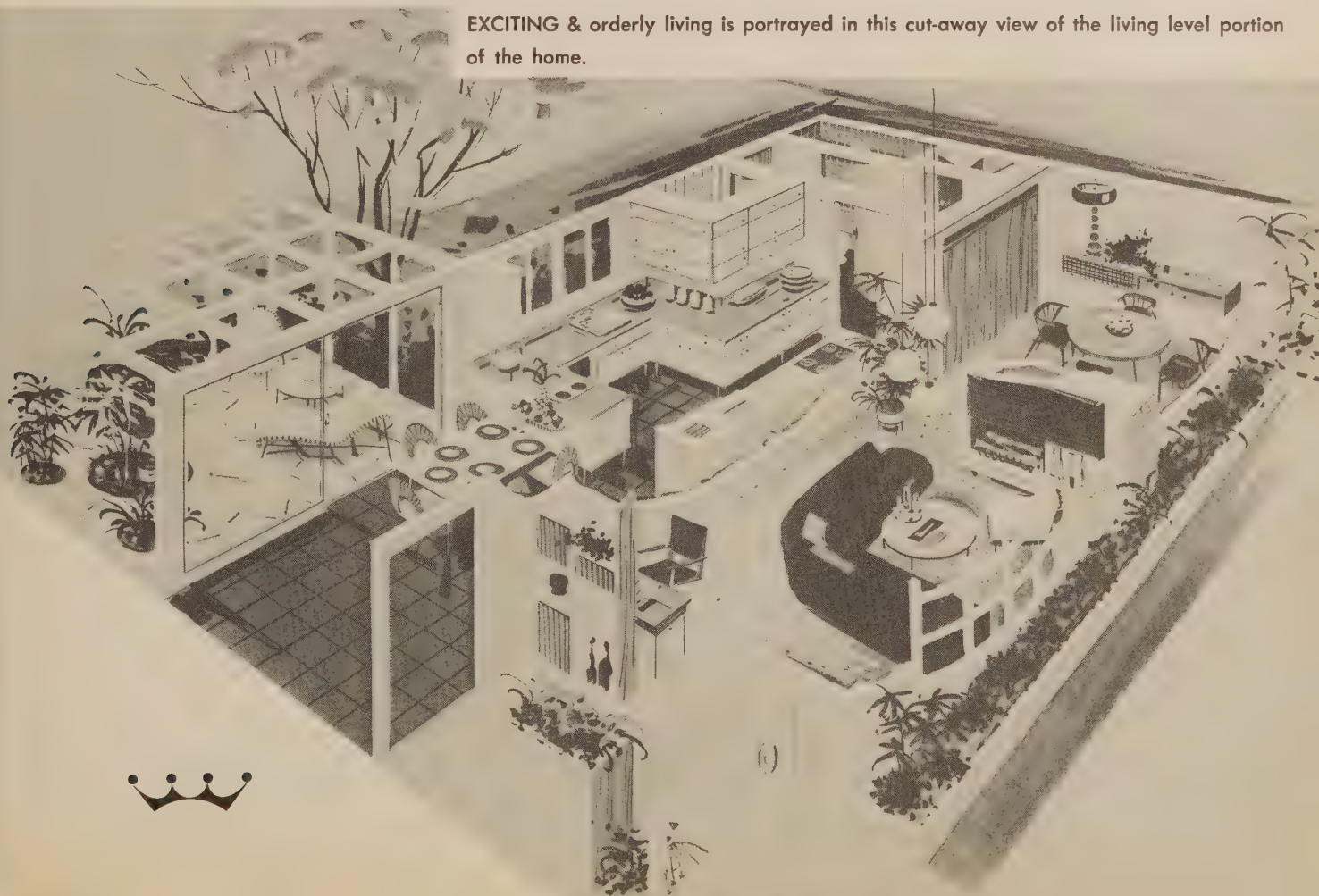
left side elevation

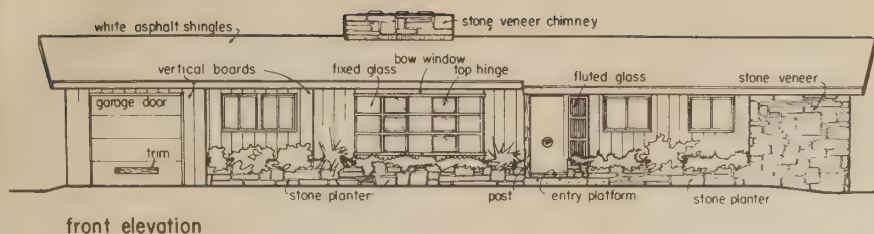


rear elevation

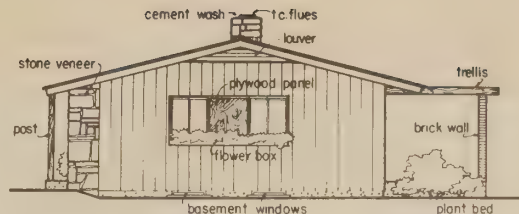


EXCITING & orderly living is portrayed in this cut-away view of the living level portion of the home.

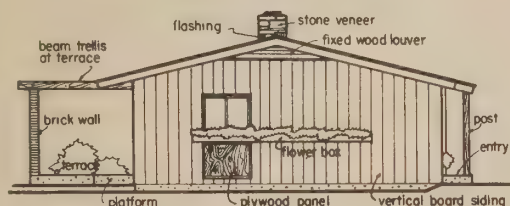




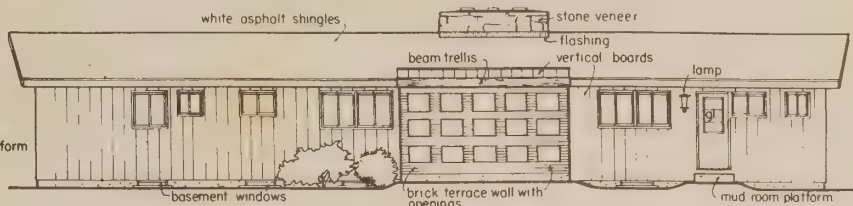
front elevation



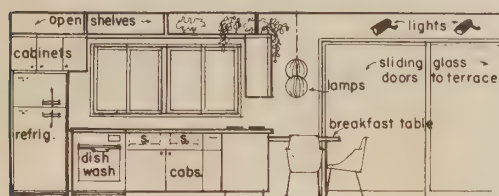
right side elevation



left side elevation



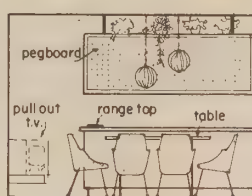
rear elevation



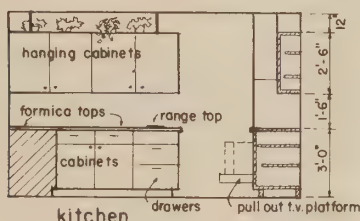
kitchen

breakfast

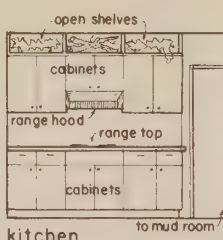
family



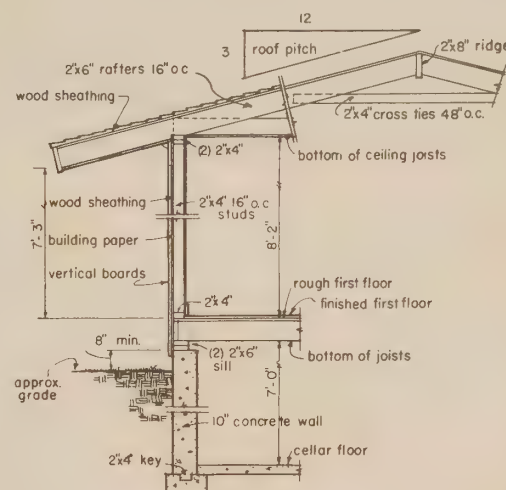
breakfast



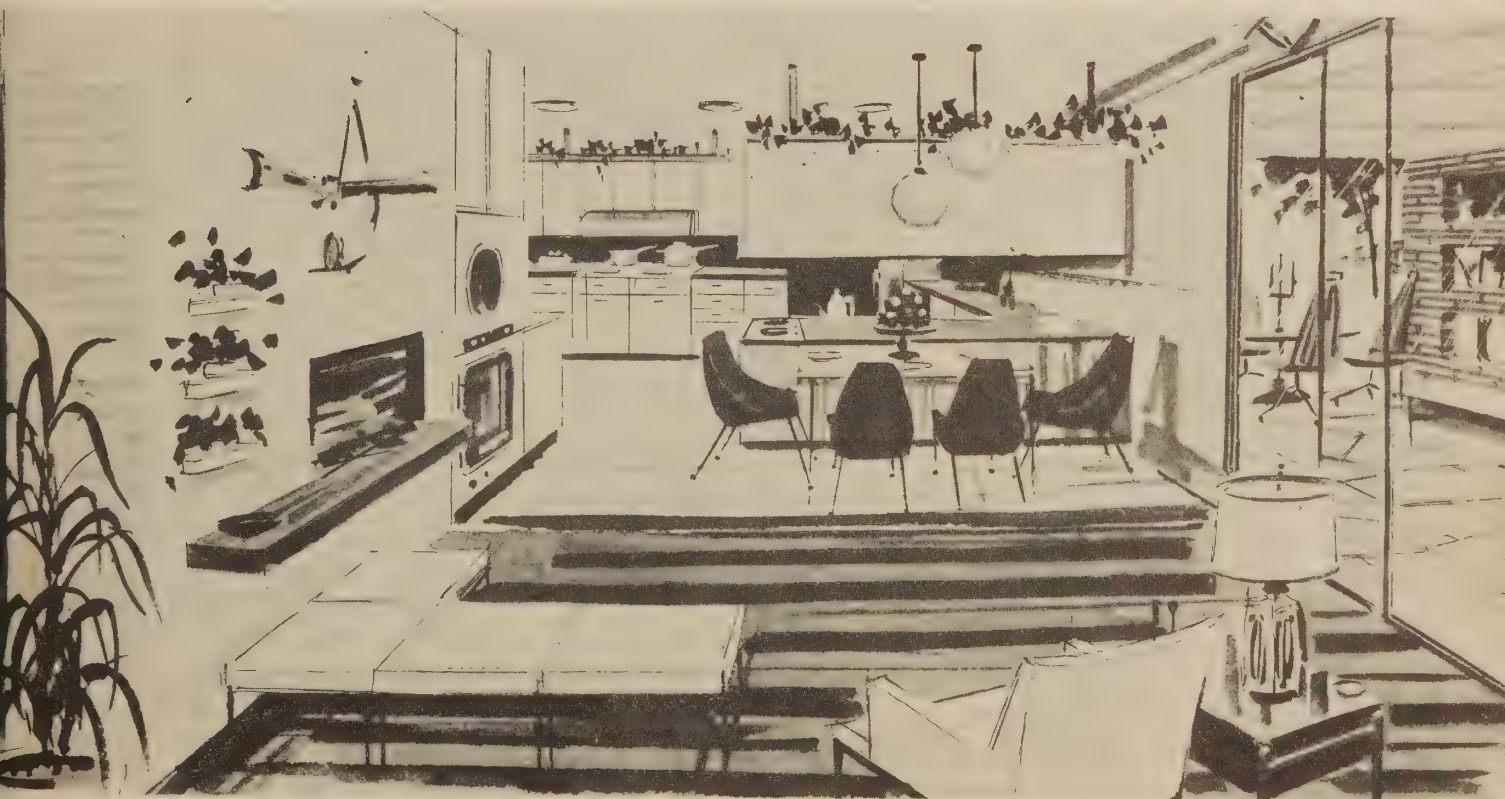
kitchen



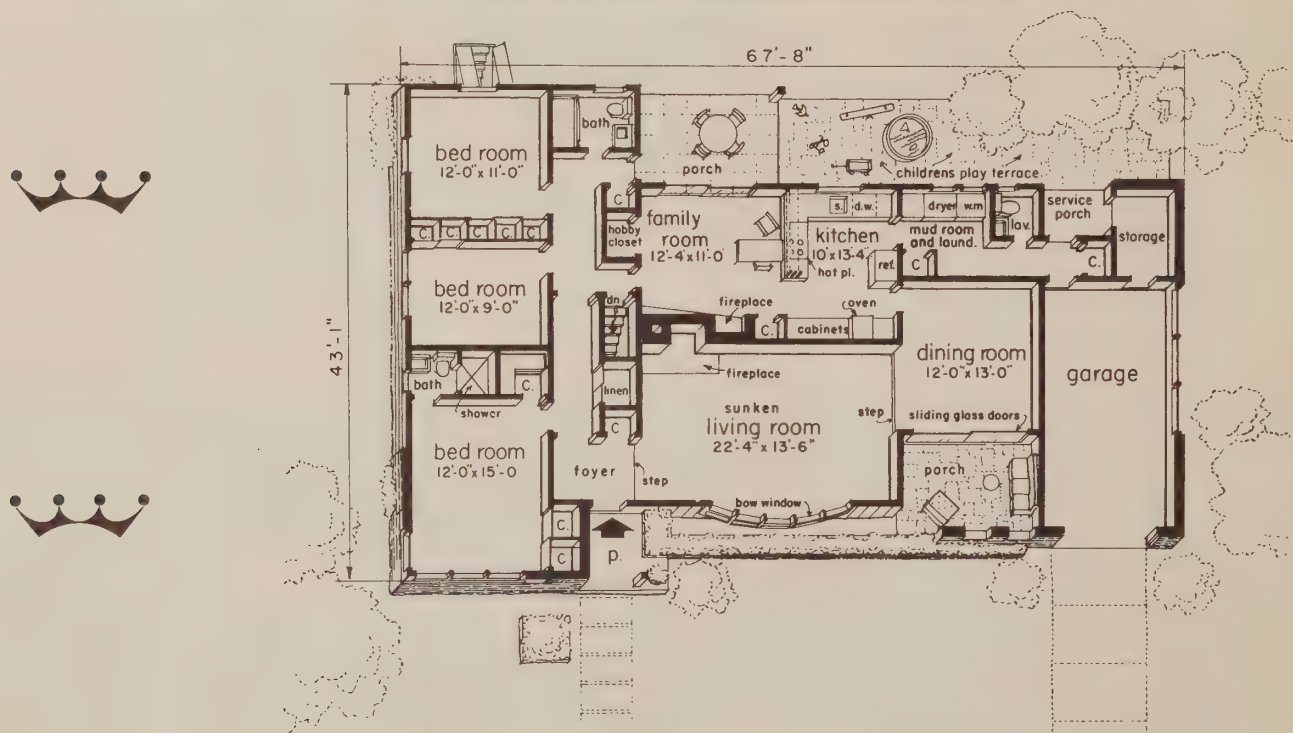
kitchen



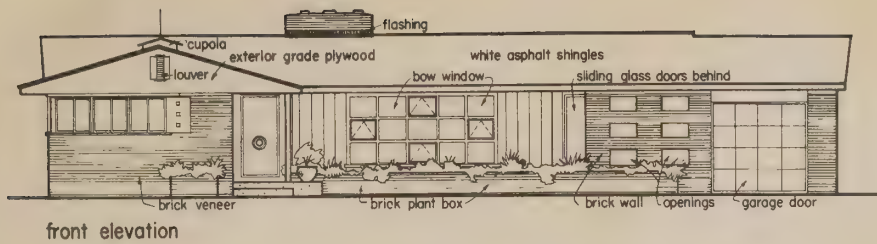
wall section



KITCHEN and a portion of the family room is shown above. Rear terrace can be seen at right through sliding glass doors, a pull out and swivel TV is shown to the left under the no-stoop oven.



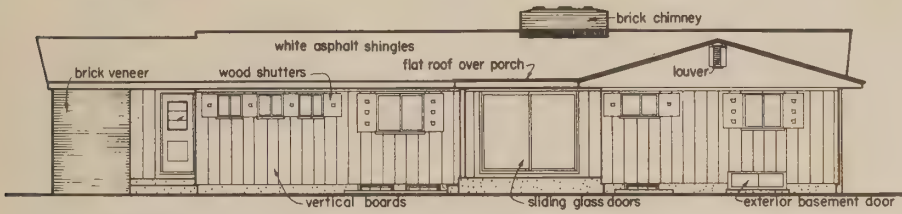
PLAN P-567—House area 1757 sq. ft. Strict attention to living for a growing family was given to this one story ranch design. The entire rear of the living wing is dedicated to lightening moms chores and providing facilities for the children. The family room, open to the kitchen, concentrates family activities and gives mom the opportunity to supervise. Outdoor play area is to the rear and of large proportions; kitchen window and family room doors make excellent observation points. When play is done, the lavatory just inside the rear door catches the dirt before it goes on the walls and rugs. Closets hold the inclement weather gear. Storage for the sundry articles is directly off service porch. . . no need to clutter the home. Laundry for a growing family is of no small proportion thus the efficient space just off the kitchen for its processing; rear yard access is also close at hand. Modern kitchen with abundant storage makes food preparation a pleasure. Fireplace in the family room is an interesting touch . . . so pleasant for the family to group around on a wintry evening. For more formal outdoor living, a unique front porch is provided. Its privacy is insured by the pierced masonry wall in front. Glass doors in dining room allows the porch to become part of the dining view. Sunken living room with its own fireplace rounds out the picture of this home for family living.



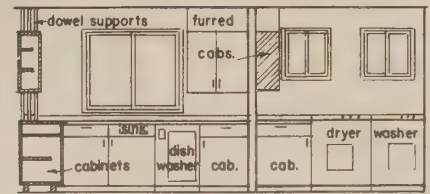
front elevation



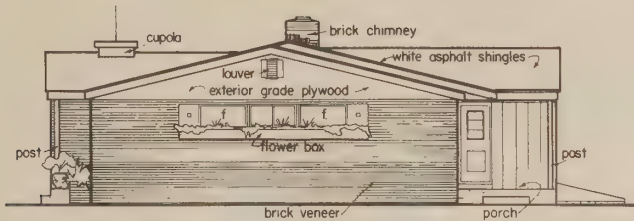
living room fireplace



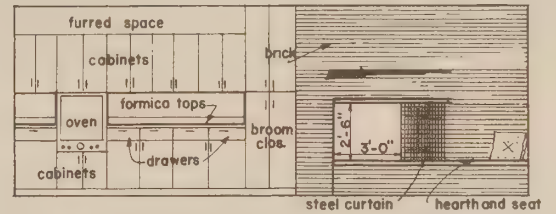
rear elevation



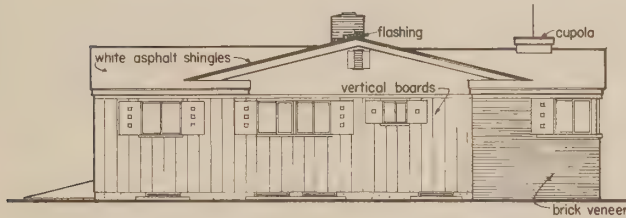
kitchen and laundry elevations



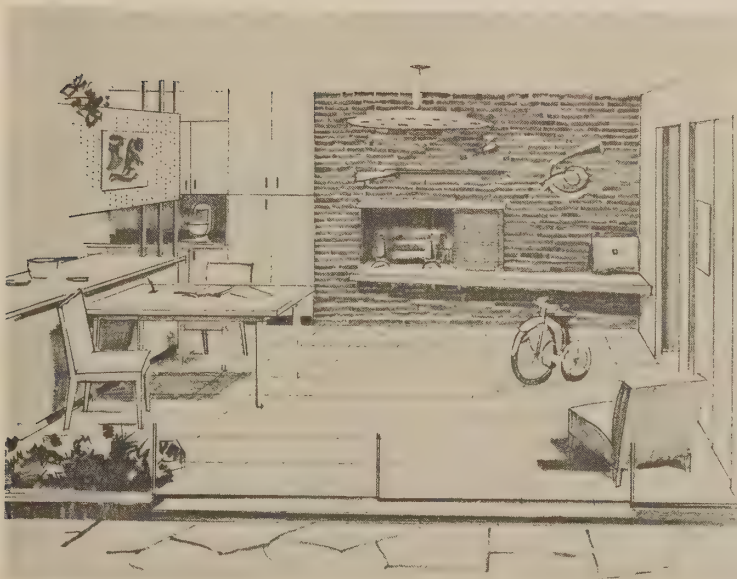
right side elevation



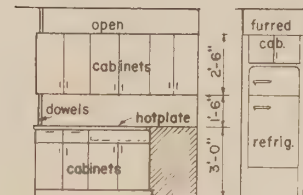
kitchen and family room fireplace elevations



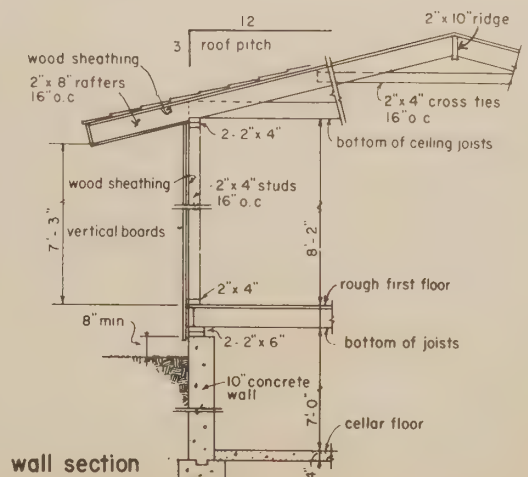
left side elevation



PORCH view of family room shows easy access from indoors to out. Entire fireplace wall of family room is brick, lending a rustic atmosphere to the informal area. A portion of the kitchen cabinets can be seen at left. Bedroom hall door is on the right.



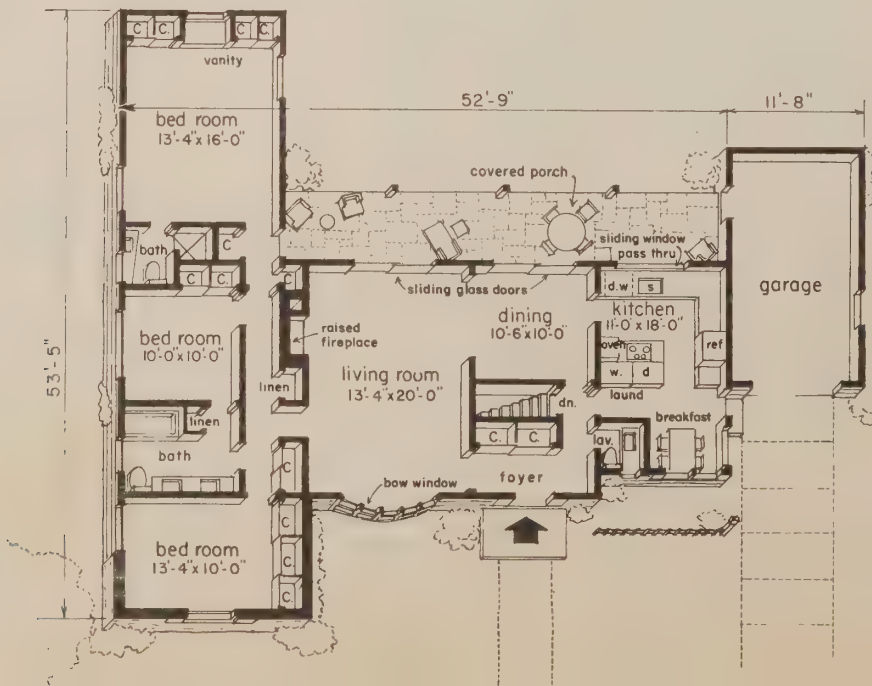
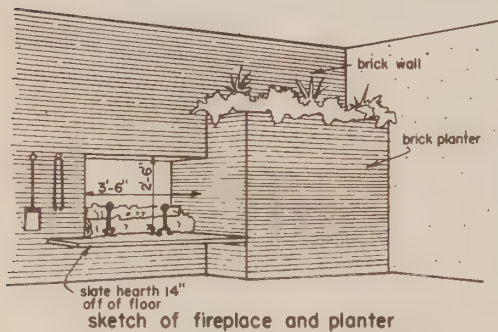
kitchen elevations

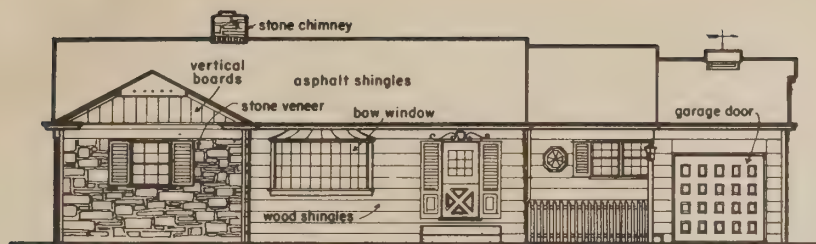


wall section

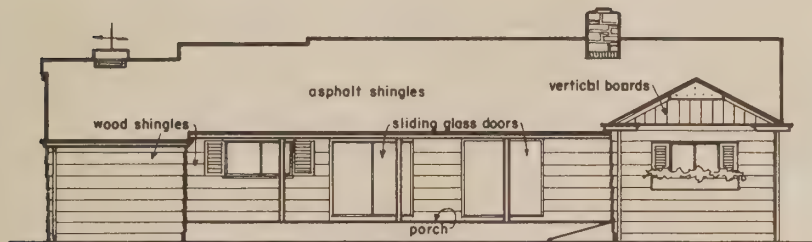


PLAN P-473—House area 1553 sq. ft. A colonial flavored exterior surrounds a specially designed 3 bedroom ranch for the ultimate in zoning. Three distinct areas, easily recognized in the floor plan, contain the sleeping, living and service facilities. Complete privacy for sleeping, formality for living and efficiency for service are maintained. Two baths and a powder room are located for maximum use. Outdoor living is amply provided by the across-the-rear covered porch. Privacy is doubly protected by its recessed position and by the service entrance location in front . . . no deliveries or service men need go to rear. Modern, efficient kitchen has no-stoop oven, 4 windows and large breakfast space . . . a new pleasure for the homemaker.

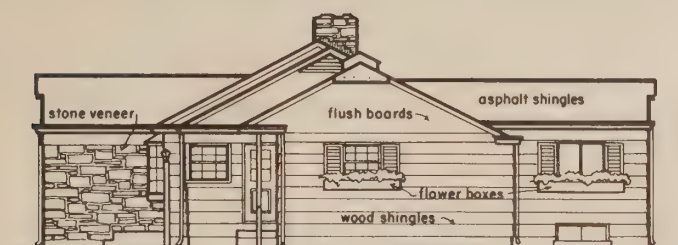




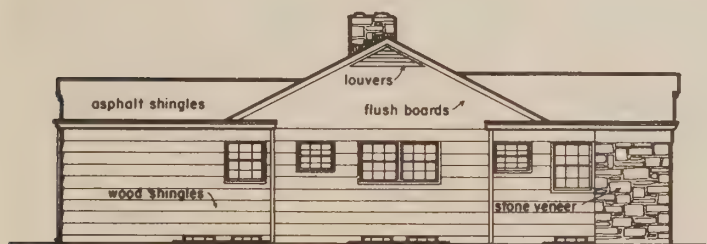
front elevation



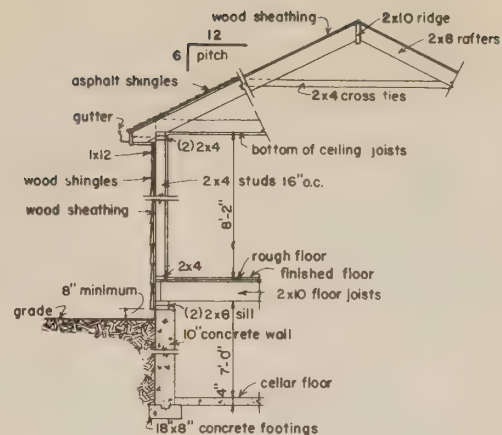
rear elevation



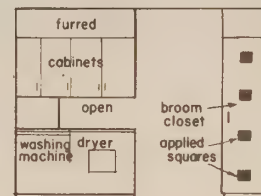
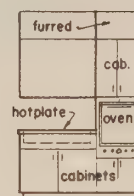
right side elevation



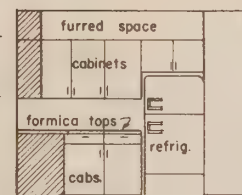
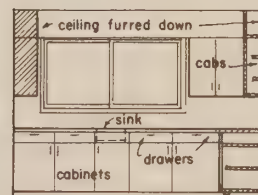
left side elevation



section



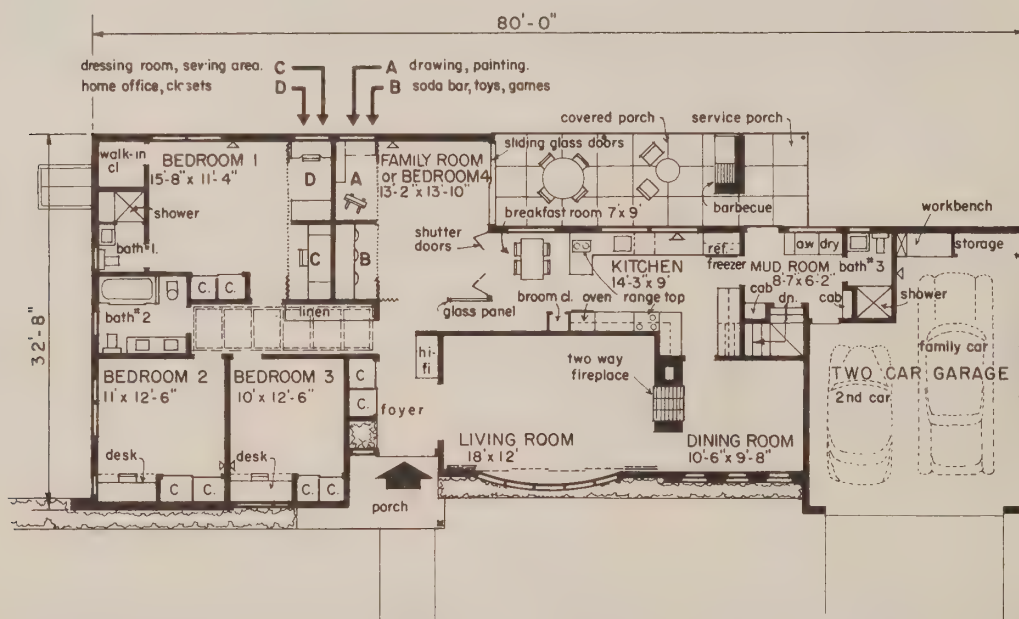
laundry



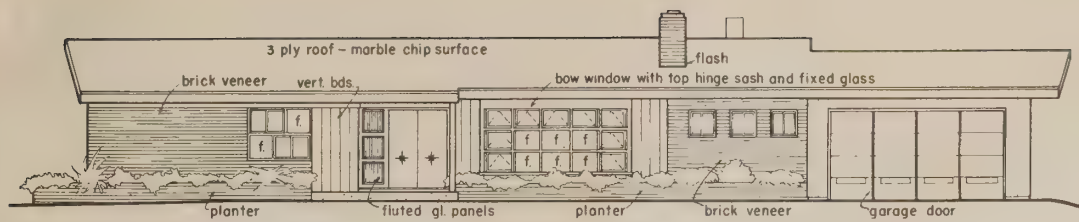
kitchen elevations

ARCHITECT'S sketch below shows rear of home . . . as attractive and interesting as the front.

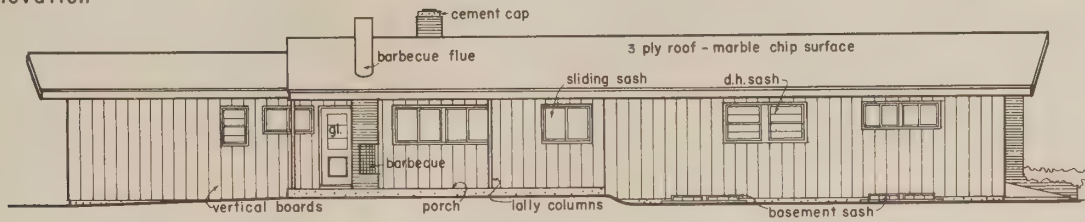
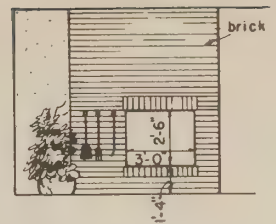




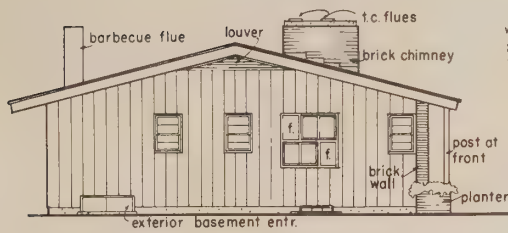
PLAN P-633—House area 1736 sq. ft. 80 feet of long, sleek beauty. . . . The western ranch has gone modern both inside and out. Rambling length, low roof and long, sun protective overhangs are the reminiscent features of the old west. Modern equipment, construction and materials have been added for up-to-date comfort and beauty. Note interesting decorator type square windows in dining room. Of particular interest are the multi-purpose compartments designed in by the architect between bedroom 1 and 4. The area may be utilized for a multitude of activities, compartmented and closed off from balance of house . . . a boon to the Homemaker. Other interesting features include concealed ceiling lighting in hall under a plastic ceiling—well equipped mud and laundry room — 14 foot kitchen with breakfast space — shutter doors for closing off or opening family room — outdoor barbecue and two way fireplace separator between living and dining rooms. As a special feature, the plans for this lovely home include a listing of 43 new work saving and efficiency installations which may or may not be included in the construction. The homeowner has the choice of the ultimate in modern home gadgetry.



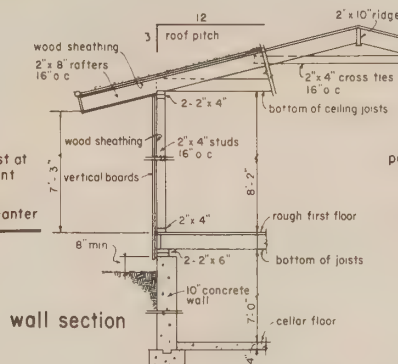
front elevation



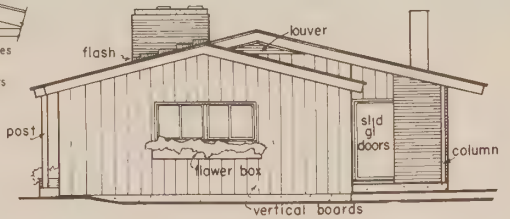
rear elevation



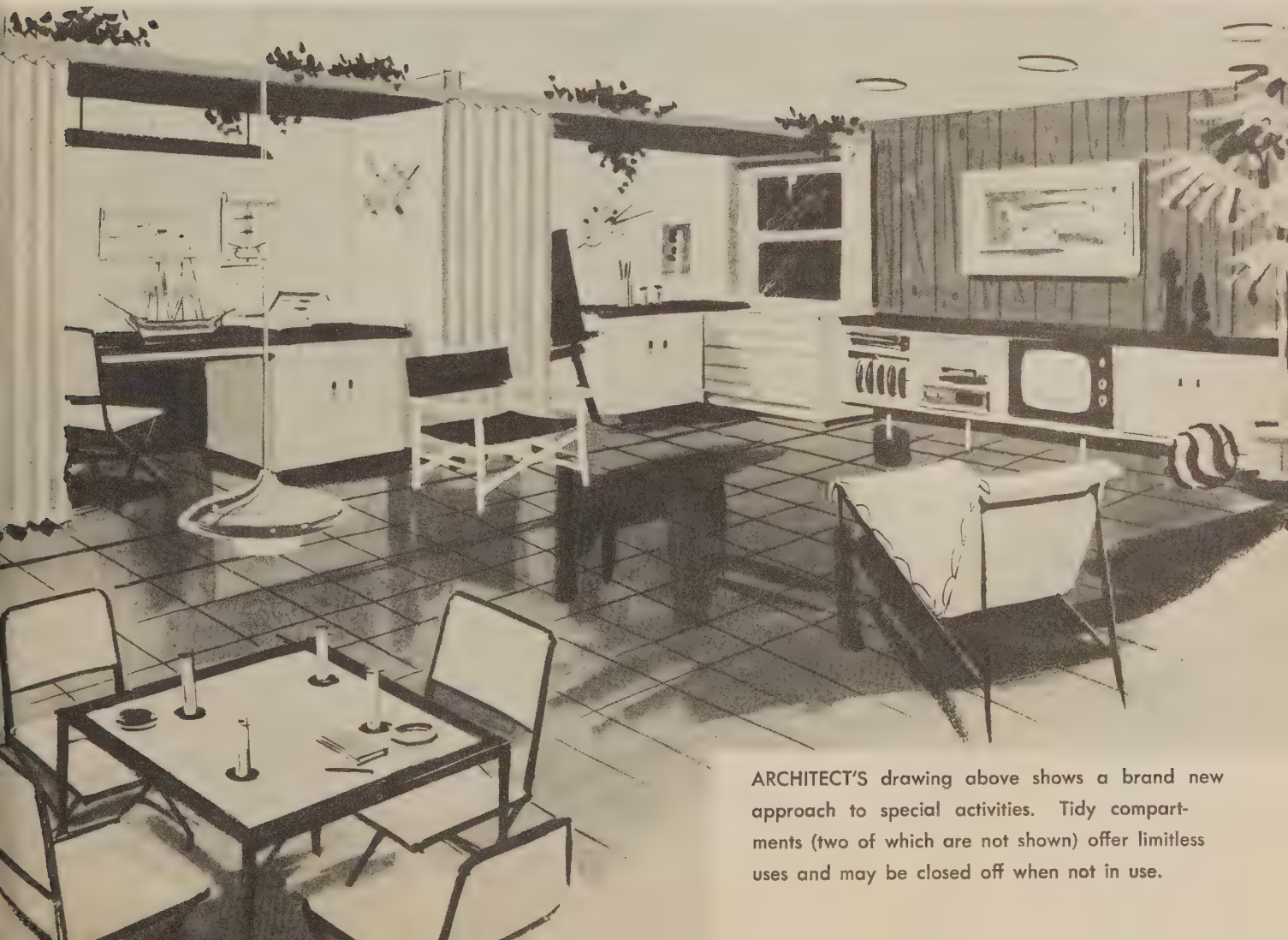
left side elevation



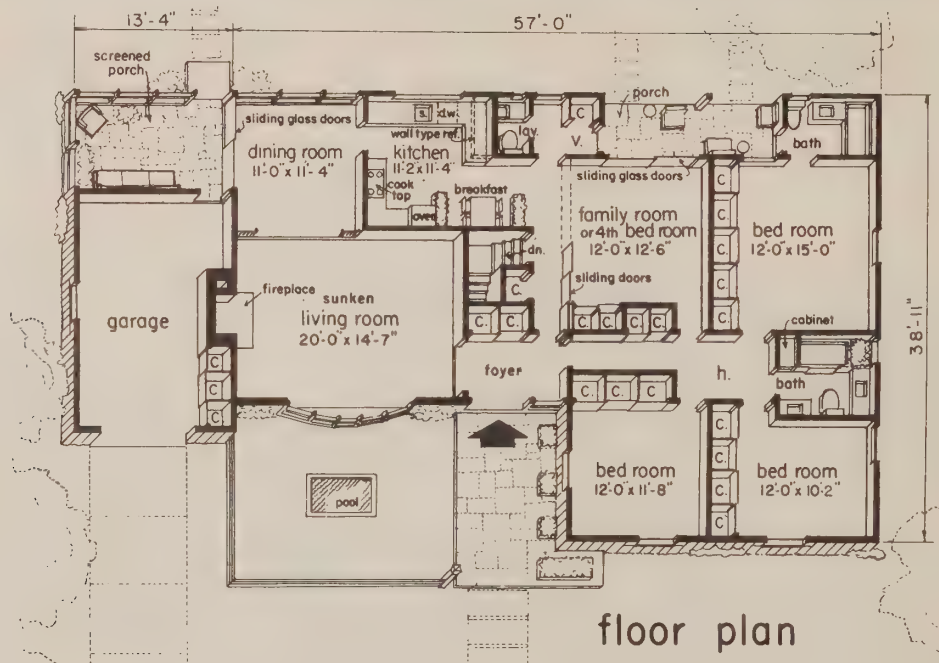
wall section



right side elevation



ARCHITECT'S drawing above shows a brand new approach to special activities. Tidy compartments (two of which are not shown) offer limitless uses and may be closed off when not in use.



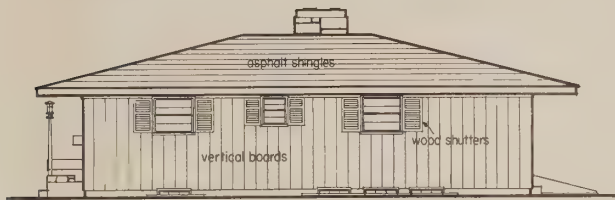
PLAN P-582—House area 1803 sq. ft. An invitation to the discriminating home seeker is extended, by this 3-4 bedroom ranch house, for the most critical observation. Its design was formulated from years of recording the desirable features most wanted by the home buying public. It should be, in effect, the "Perfect House." . . . For example, no one wants waste space in their home (its too expensive) note the ultimate use of all areas; hall space is at a minimum. Circulation, (traffic through all rooms) is an exceptionally important item, it can create uncomfortable or pleasant living according to its plan. Here, no rooms need be crossed to get to another, a trip to the bath does not require a journey, visitors can be greeted immediately and properly, privacy is not invaded by passers-through. The visual-aid floor plan is presented to allow easy recognition of these comfort features . . . they are numerous throughout the entire design.



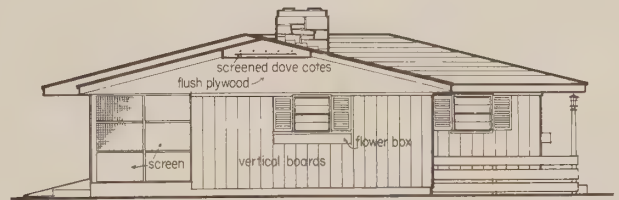
front elevation



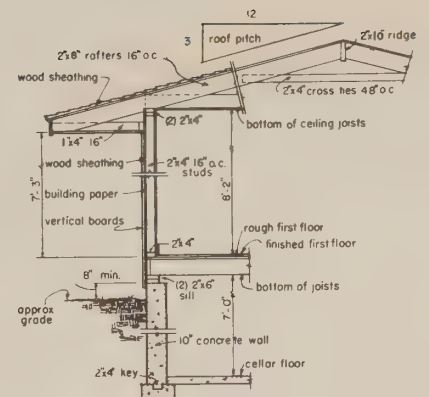
rear elevation



right side elevation



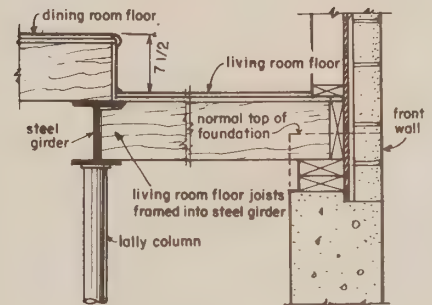
left side elevation



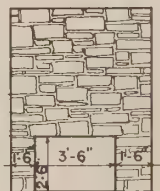
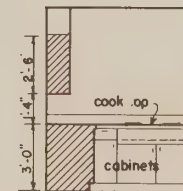
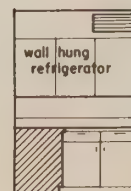
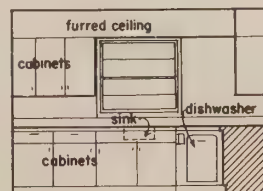
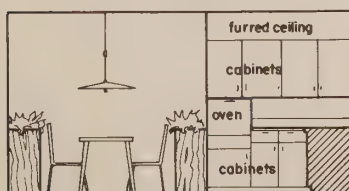
wall section



DRAWING above shows family room which may be used as a 4th bedroom if the need arises . . . sliding wall provides the privacy. The use of a studio couch or fold-away bed will afford maximum daytime use of room. View of rear porch and lawn can be seen through sliding glass doors.

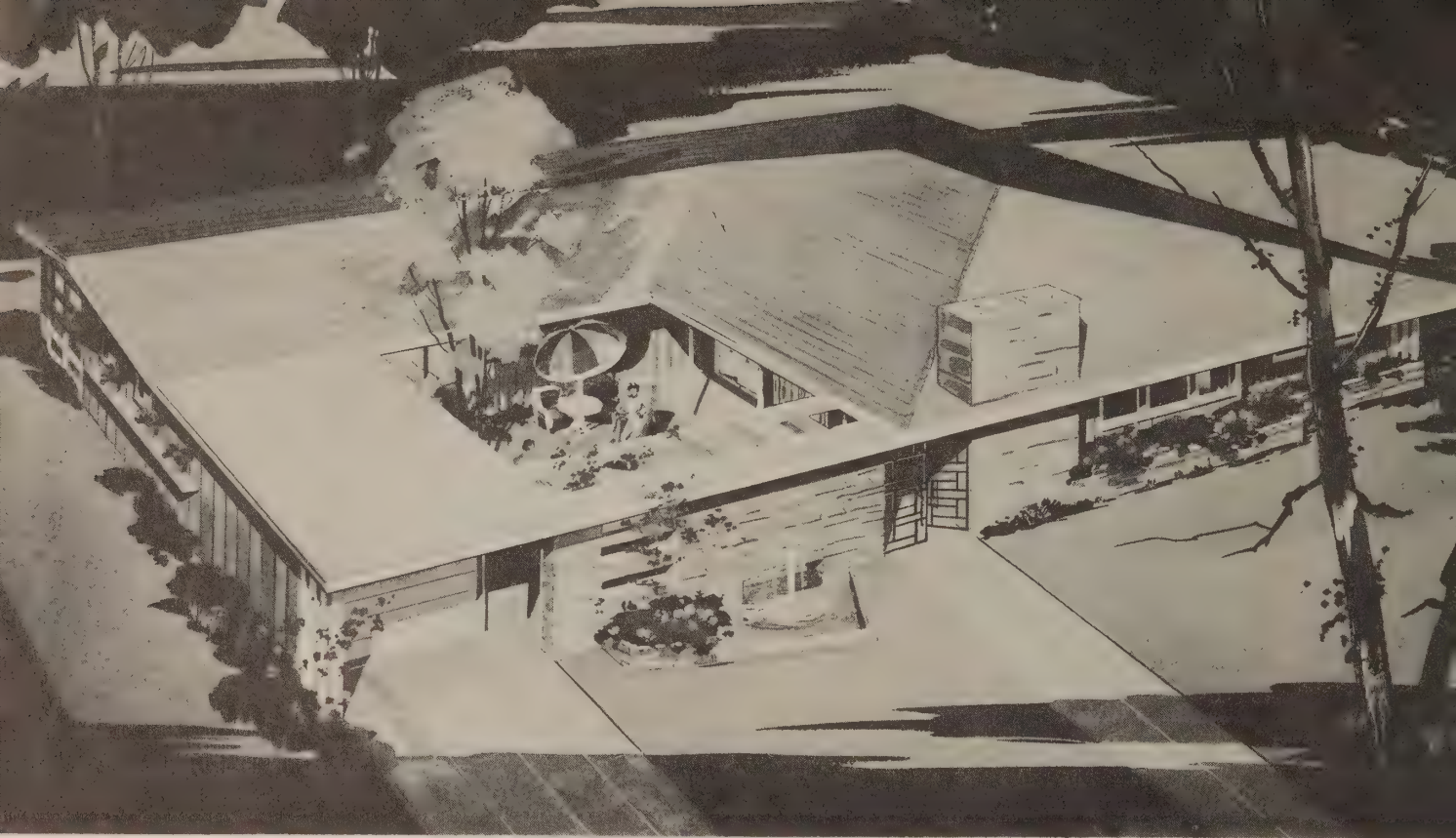


sunken living room detail

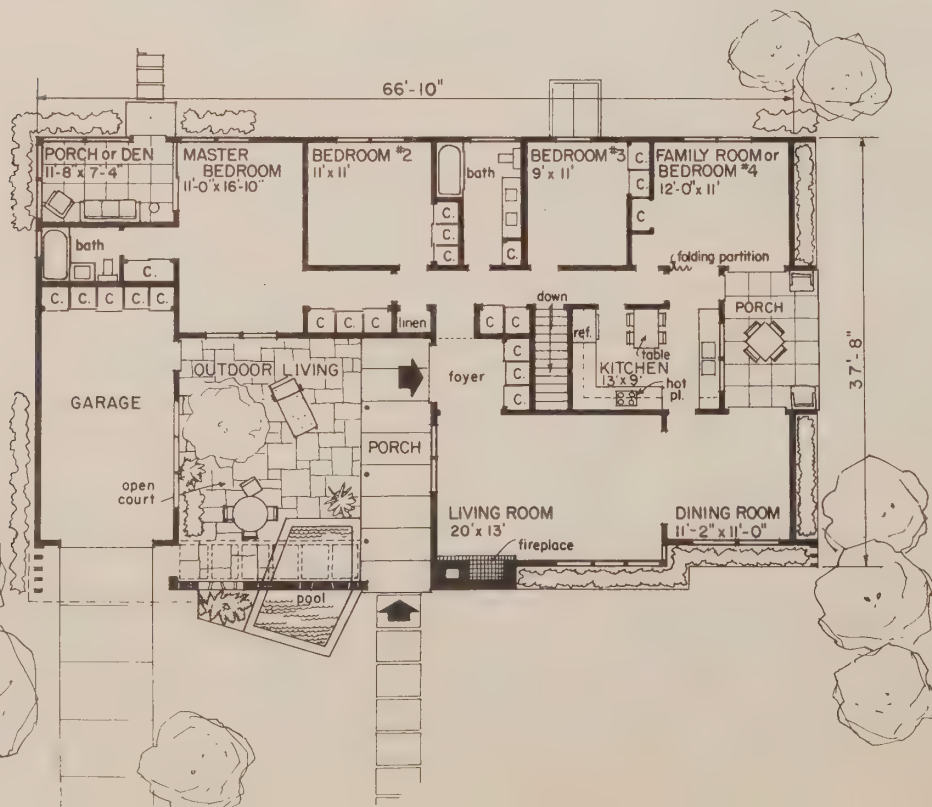


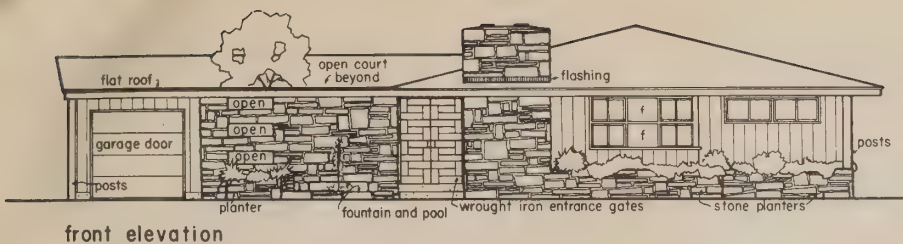
kitchen elevations

fireplace detail

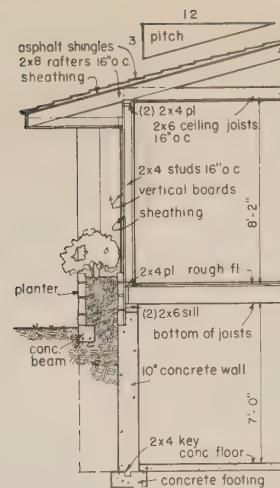


PLAN P-601—House area 1666 sq. ft. Drama, interest and efficiency went hand in hand in the design of this exotic court-yard home. The reaction of guests entering the wrought iron gates will swell the pride of any owner. Yet it is not beyond the grasp of the average home buyer. Expert design transformed what could have been an ordinary house into a place of charm by the forward location of the garage and use of a short stone wall. An outdoor living court of over 460 sq. ft. is thus formed providing luxury living on a budget. Sensible planning carries inside with unique and efficient kitchen arrangement, bedrooms across rear for privacy and quiet, two well located baths, abundant closets, full basement, and ultra-private porch for master bedroom. Note how the corner bedroom may double as a family room if so desired. Its location and access to porch and kitchen make it perfect for this use.

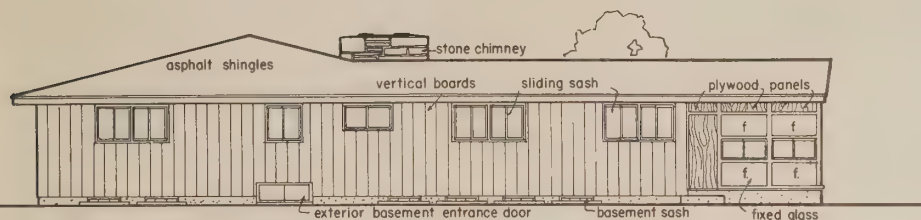




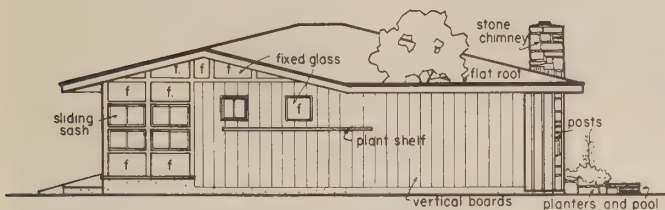
front elevation



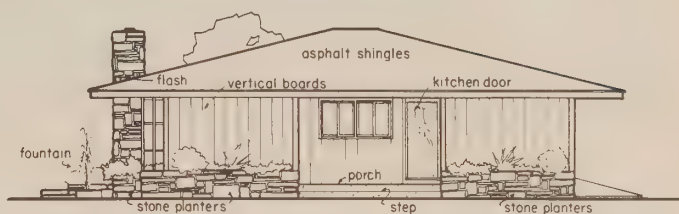
section



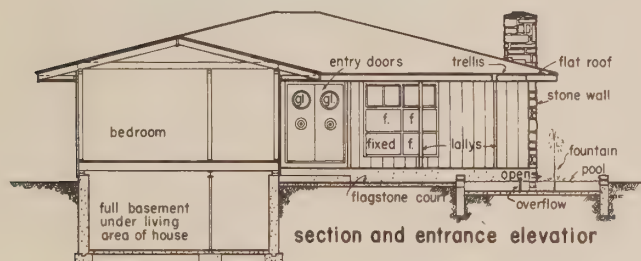
rear elevation



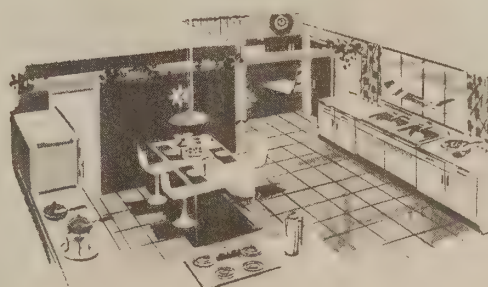
left side elevation



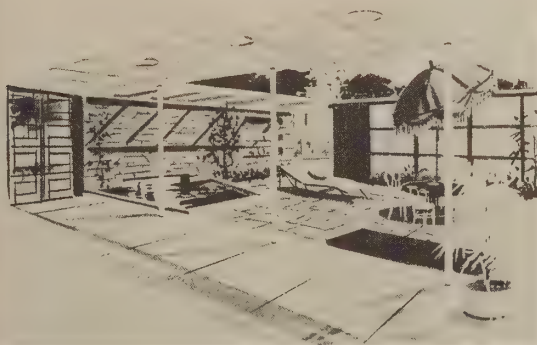
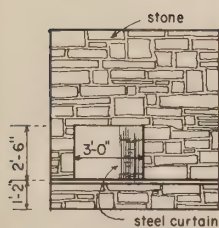
right side elevation



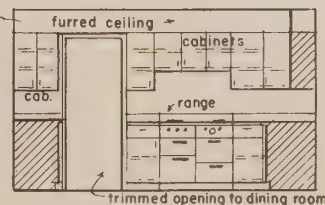
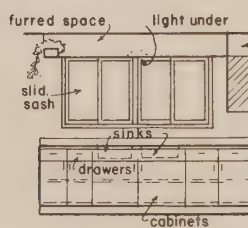
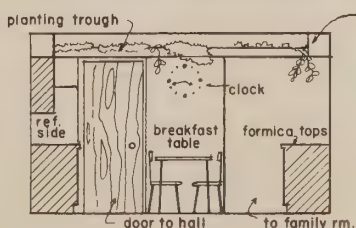
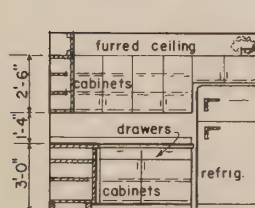
section and entrance elevation



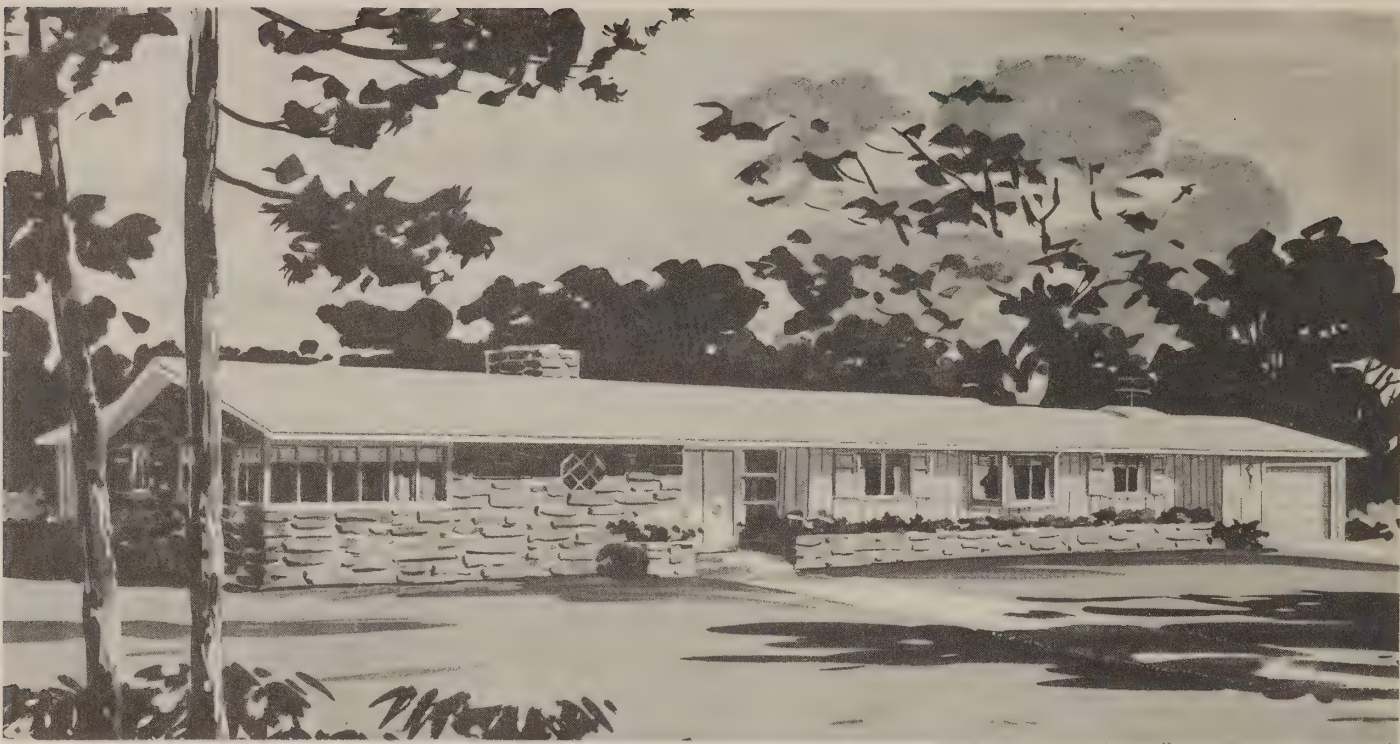
PICTURED above is the step saving kitchen showing the breakfast area arrangement. A portion of the family room can be seen to the rear.



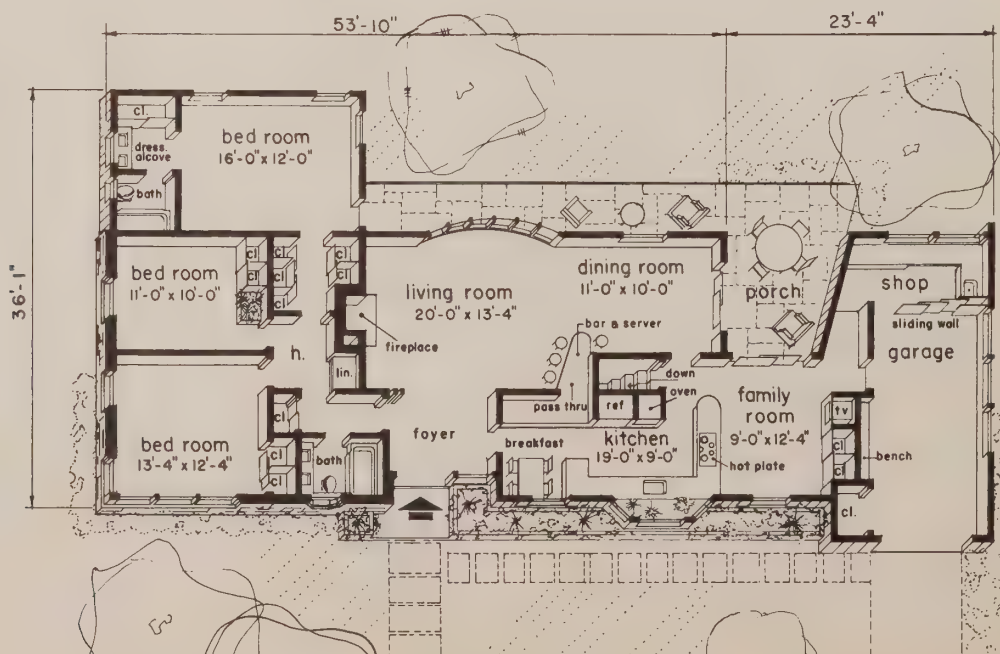
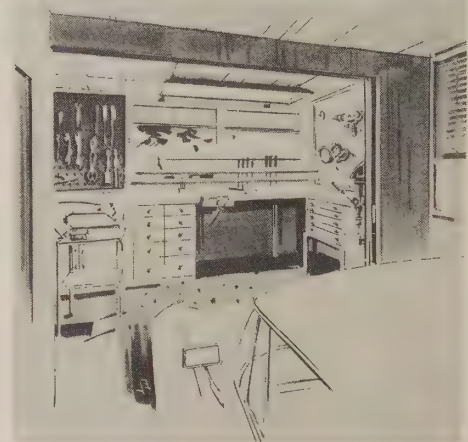
VIEW of outdoor living court as seen from the front door. Note lilly pool extending through stone wall.

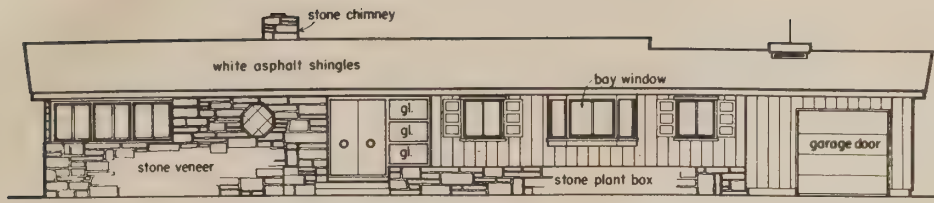


kitchen elevations

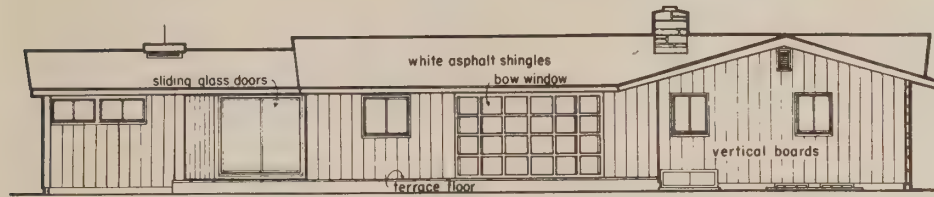


PLAN P-489—area, 1,670 sq. ft. without garage or porch. Generous ranch with three bedrooms and two baths; kitchen and family room up front; good planning and splendid circulation all through. Windows on the street side are relatively small and high, for privacy. Exceptionally good kitchen, with unusual amount of work and storage space and a nice bay window overlooking the street. Family room is centrally located as far as family traffic is concerned. Recessed rear porch gains extra utility with sliding glass doors opening from both dining and family rooms. All bedrooms have good closets, and master room has a compartmented bath-dressing alcove and a separate entrance to the terrace. Garage adds much useful storage and a well-planned workshop; its sliding partition can be closed to keep the kids out or opened for extra work space.

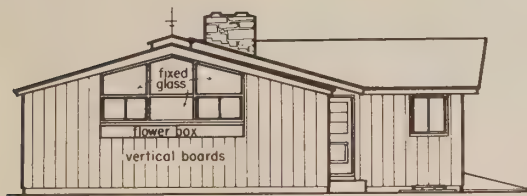




front elevation

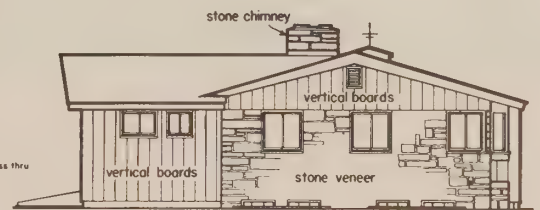
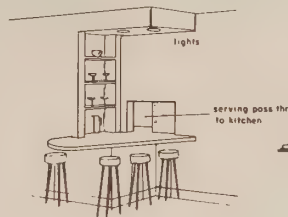


rear elevation

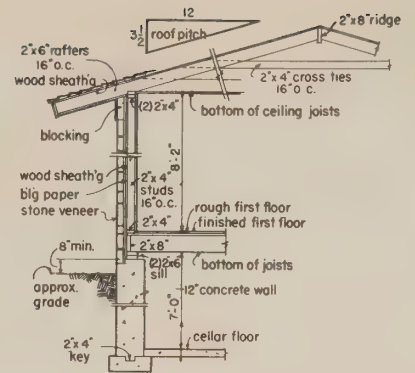


right side elevation

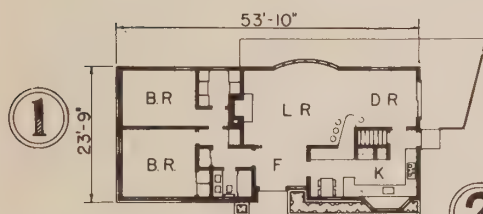
view of pass thru, bar, and server from living room.



left side elevation



wall section

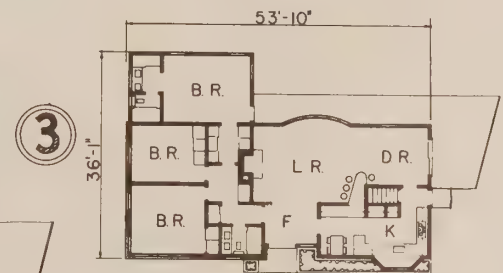


basic 2 bed room, 1 bath plan
1246 square feet.

How The House Grows

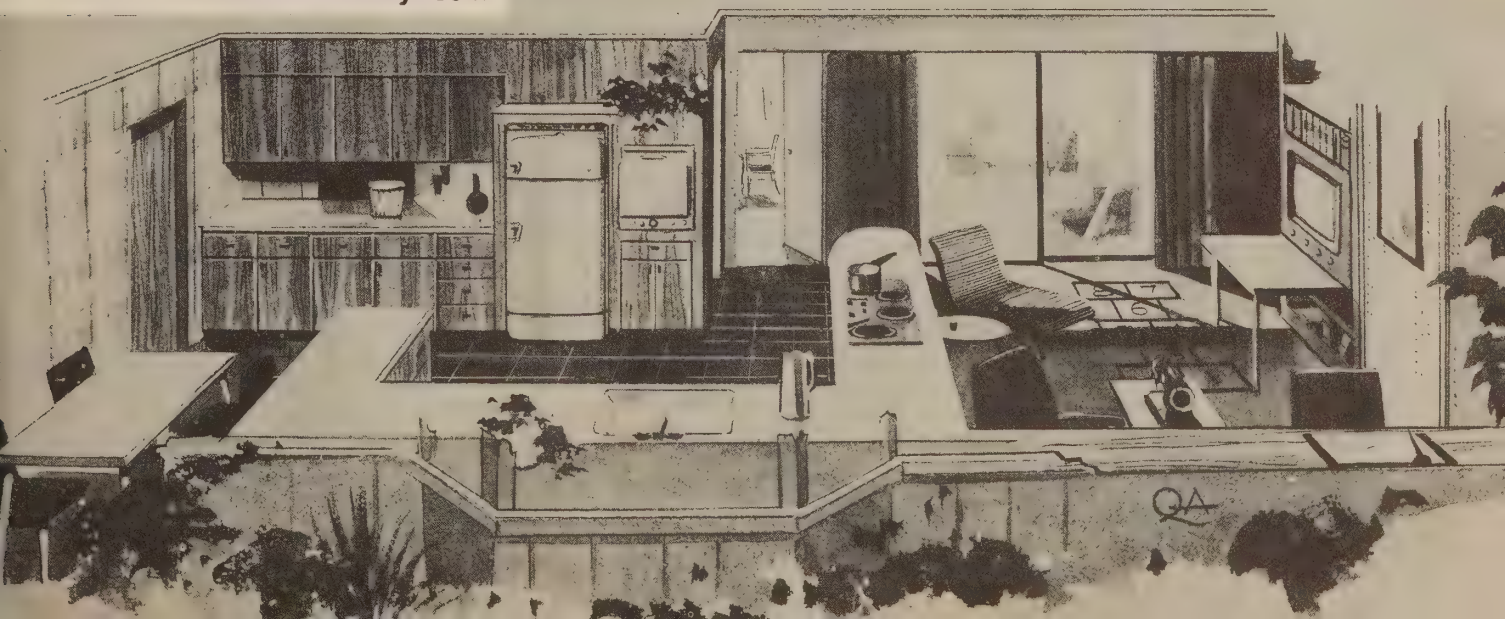


3 bed room, 1 bath plan
1454 square feet.



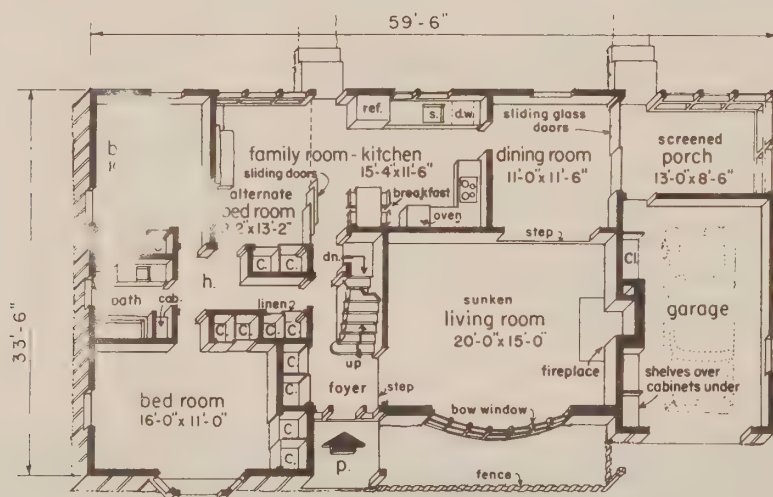
3 bed room, 2 bath plan
1521 square feet.

view of kitchen and family room

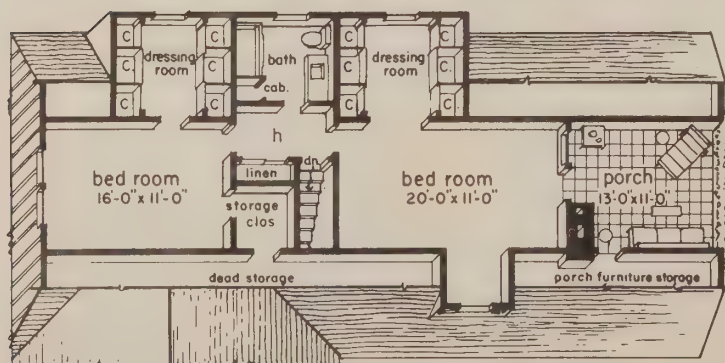




PLAN P-566—House area 1399 sq. ft. On first floor, 846 sq. ft. in expandable attic. A perfect home for the large or growing family — perfect because economy plays such an important part. Capable of comfortably housing 6-8 persons, the 1½ story residence offers a great deal of living space for the dollar. Two large bedrooms with dressing rooms, bath and porch are the extra living quarters provided here on the second floor with no additional construction necessary on the outside. The first floor is designed for comfortable, efficient living with plenty of attention given to family activities both indoors and out. Of particular note are the numerous closets — sunken living room — full basement — log burning fireplace and the early American flavored exterior.

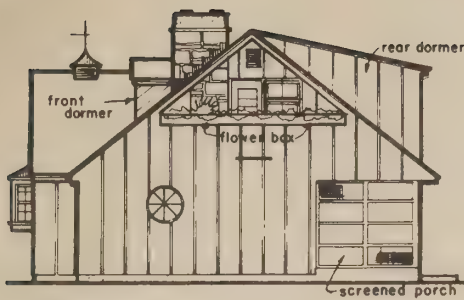


FLOOR PLAN

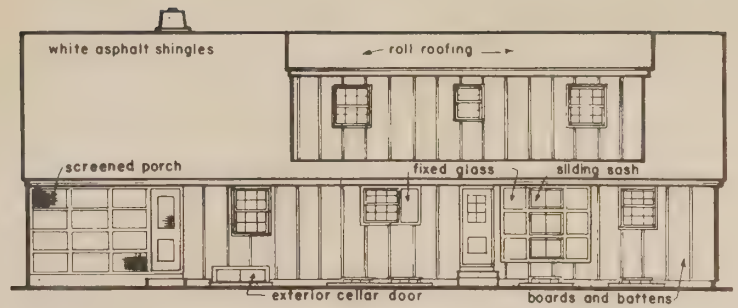


EXPANDABLE ATTIC

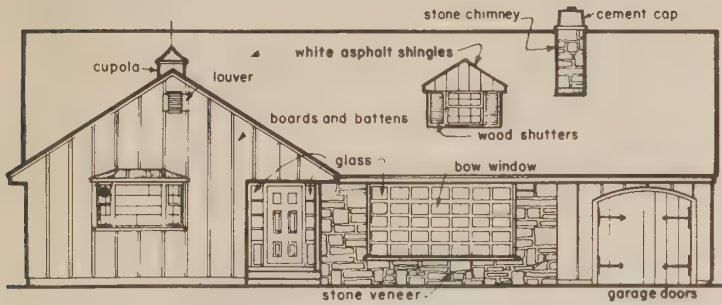
THE ROOMS on the second floor as shown in the plan on the left may be left unfinished until the family needs them. The front and rear dormers would be built during the initial construction. An interesting and unique design feature is the roofed but open end porch. Its outside wall is planter lined and may be screened if so desired. Porch furniture storage space is also provided.



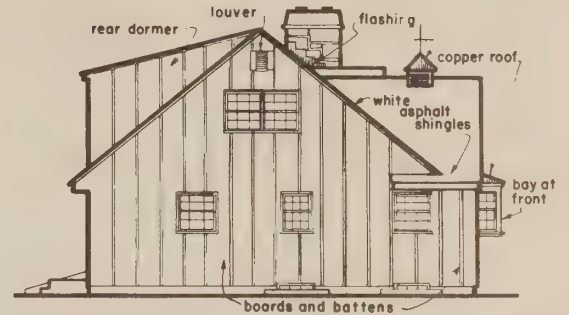
right side elevation



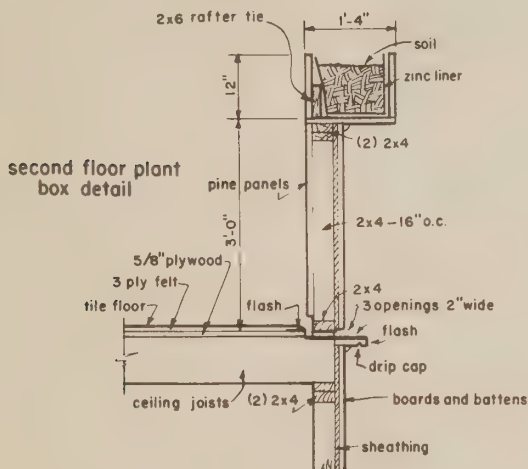
rear elevation



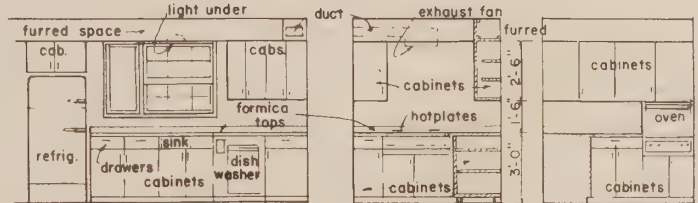
front elevation



left side elevation

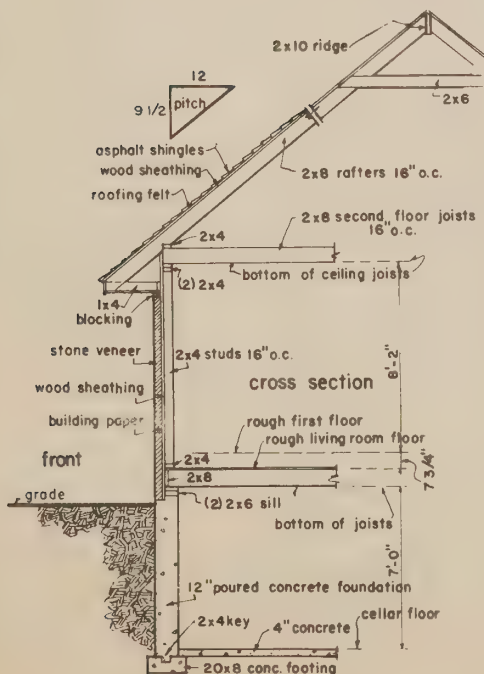
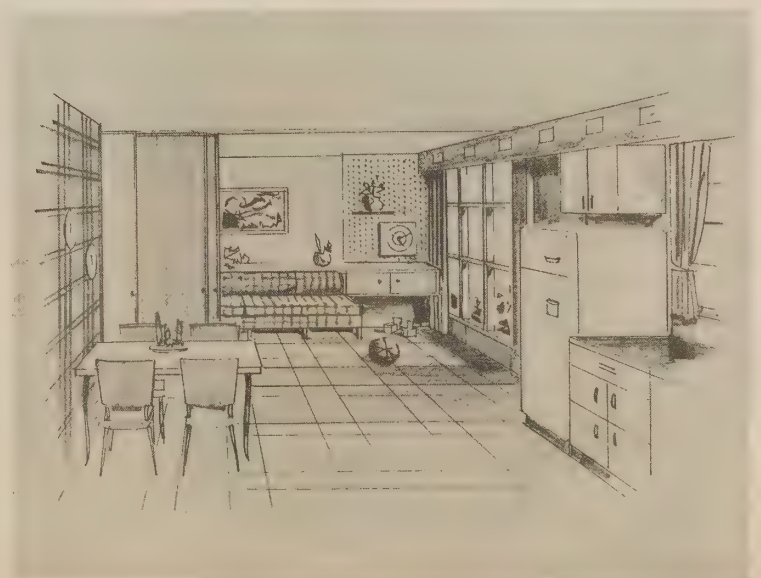


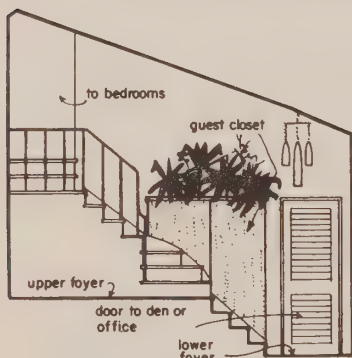
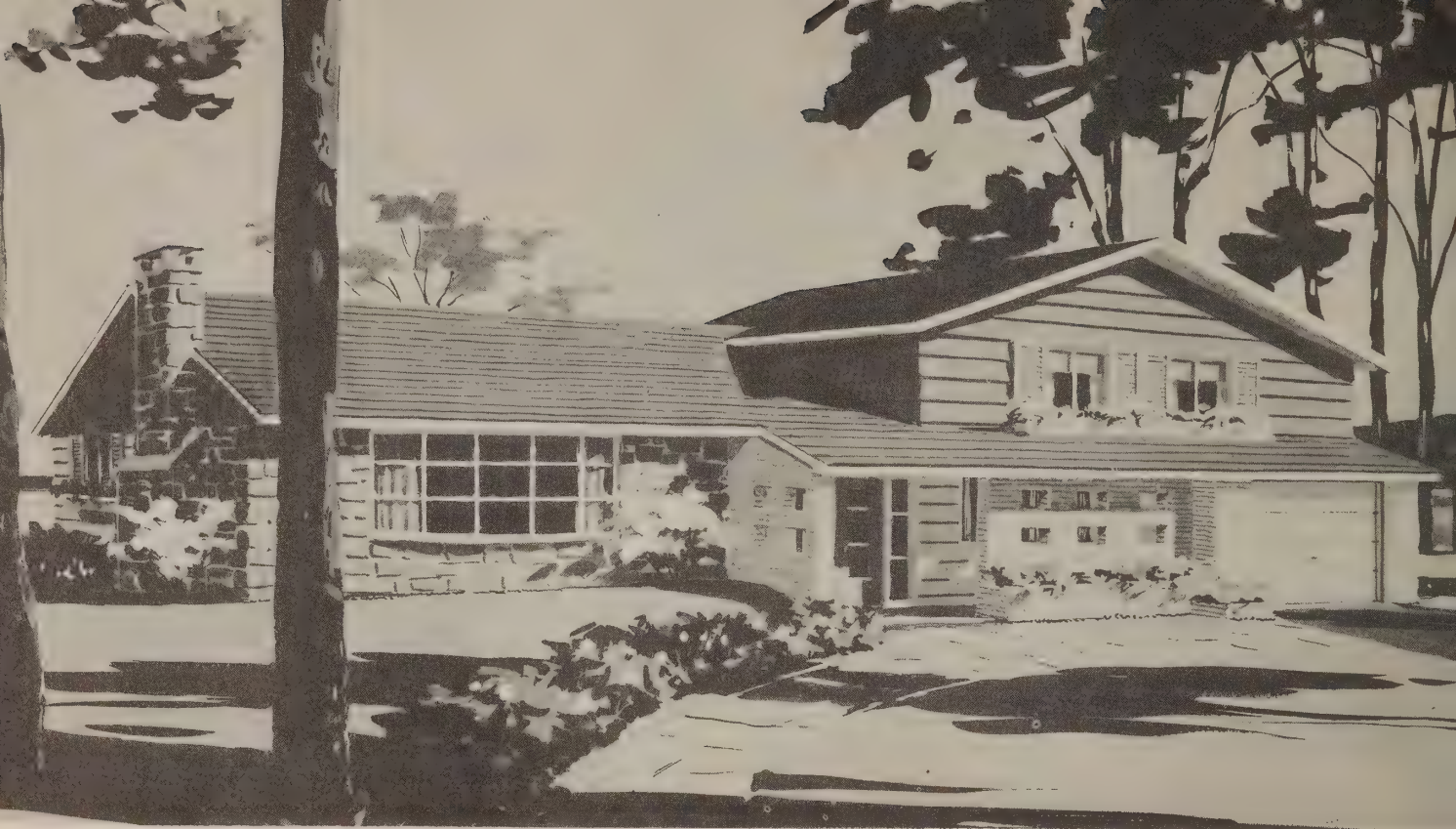
second floor plant box detail



kitchen elevations

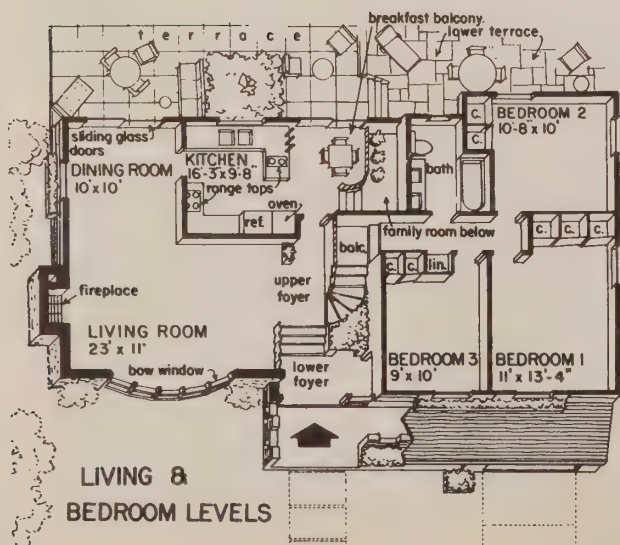
DRAWING below illustrates the family room arrangement as seen from the kitchen. Note sliding wall on left and full size windows on right to bring the rear lawn view indoors.



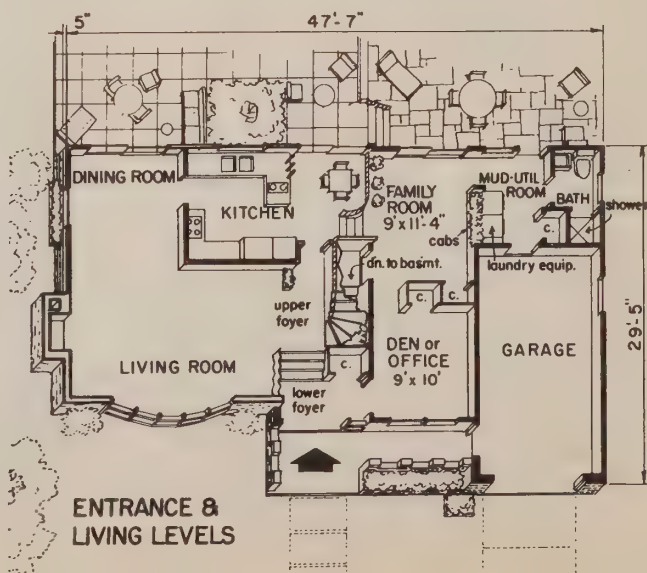


section at entrance foyer

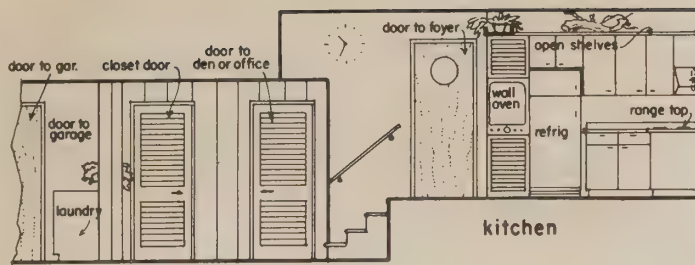
PLAN P-677 — House area 1146 sq. ft. on living and bedroom levels. This attractive, homey split level residence is the result of national statistics of the living requirements of the average home owner throughout the nation . . . within its modest size is packed the most livability possible in any home of comparable size. Beyond the usual sleeping, living and service areas, this home offers a bonus space under the bedroom level. It gives the happy homeowner a family room, den or office mud-utility room, bath and attached garage. Features such as the curved staircase and balcony as shown in the drawing at left and the balconied breakfast area add interest to living and provides conversation items for visitors. Outdoor living stretches across entire rear and direct access possible from dining room, kitchen and family room. The front entrance is given exceptional design interest by use of pierced masonry walls and covered walk from garage to house.



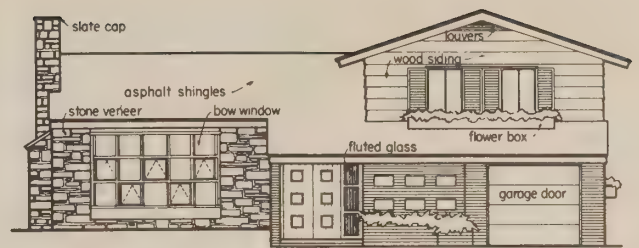
LIVING &
BEDROOM LEVELS



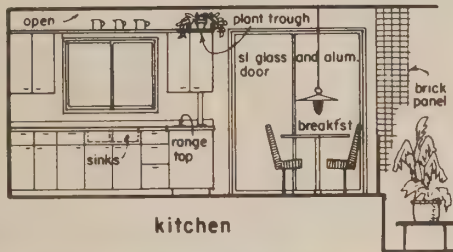
ENTRANCE &
LIVING LEVELS



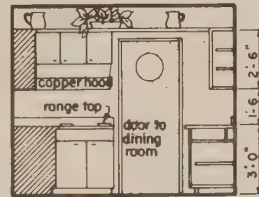
family room



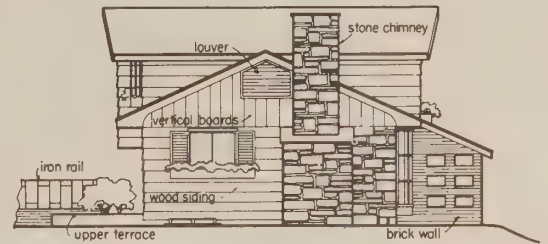
front elevation



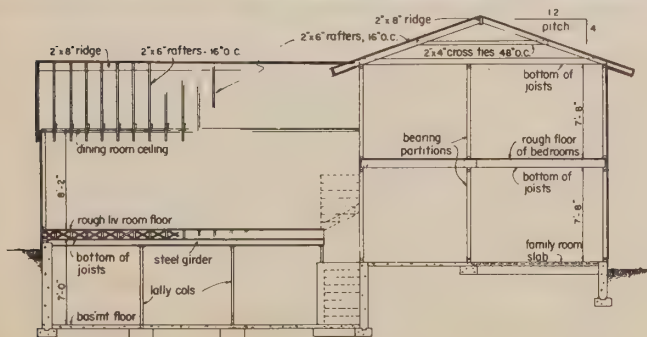
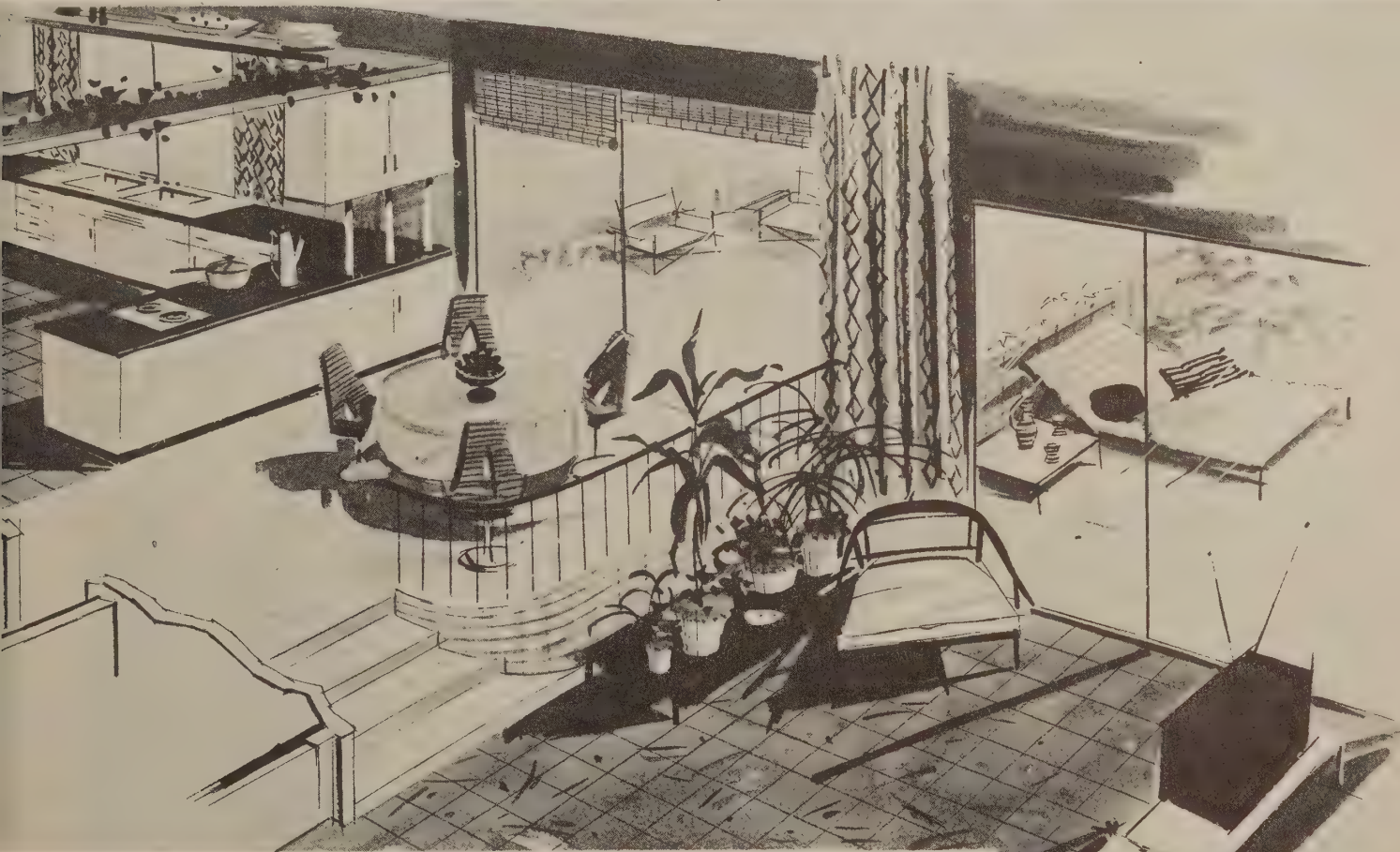
kitchen



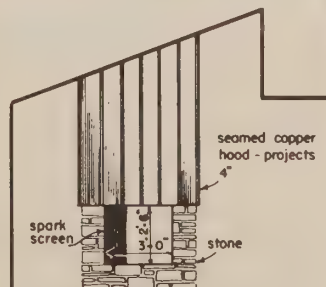
kitchen



left side elevation

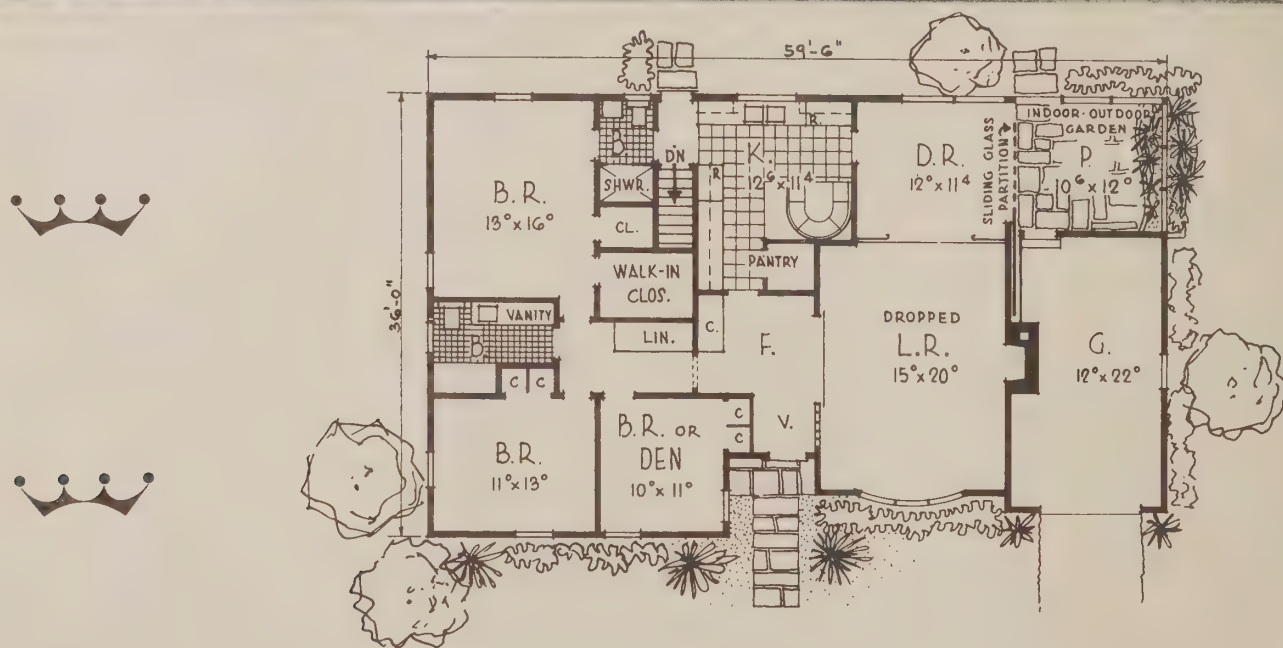
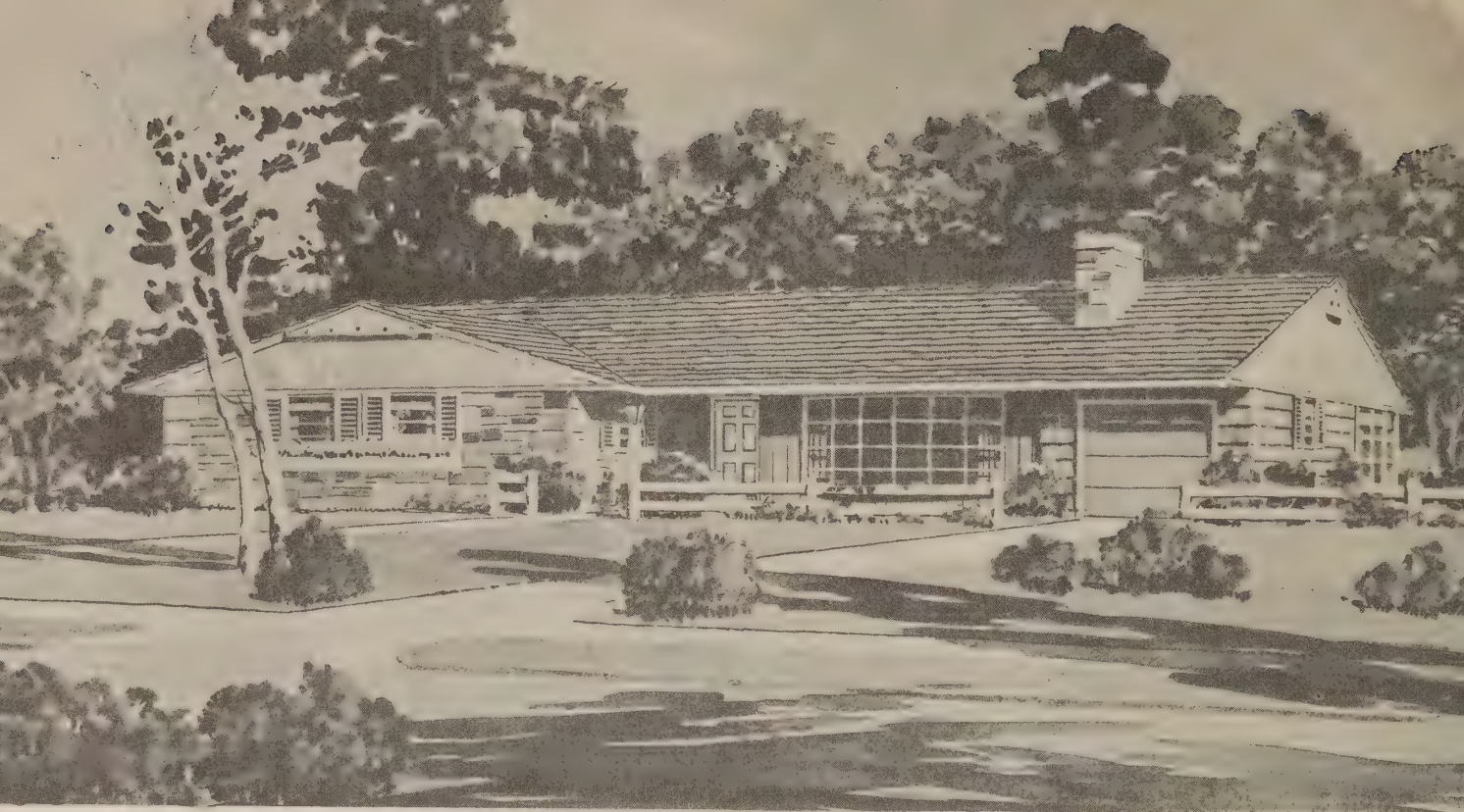


longitudinal section



fireplace

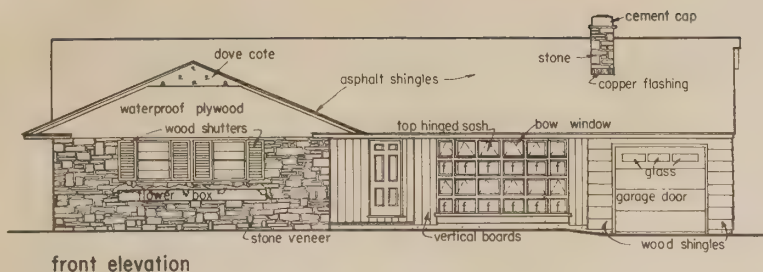
VIEW of balconied breakfast area shows close association of kitchen and family room . . . wonderful for supervision of children.



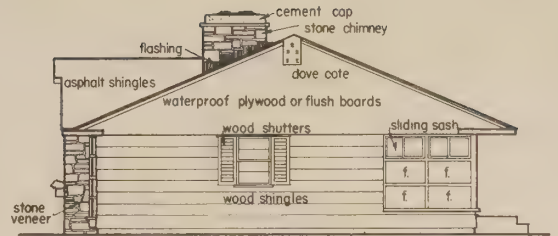
PLAN P-285—House area 1740 sq. ft. Pleasing Contemporary style of exterior is a blend of stone, vertical boards and shingles, while broad lines of front elevation provide an air of impressiveness. The interior, meanwhile, is packed with the extras offered by excellent modern planning for better and easier living.

Mother gets the first consideration here with the large but efficient step-saving kitchen. Note its expansive work areas and profusion of cabinets, plus a big food pantry and convenient semi-circular breakfast nook. At the same time, it has the wonderful feature of giving Mom easy control of all areas; the front foyer, rear hall, basement, outdoors, bathroom, master bedroom, and dining room.

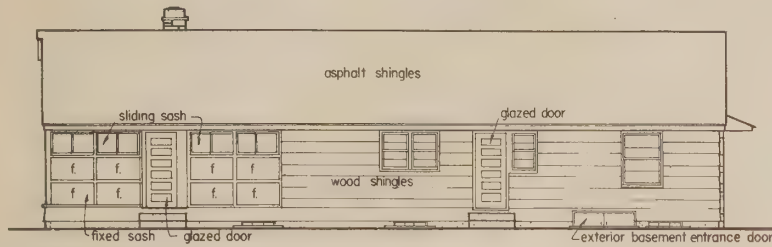
A roomy central foyer leads off to the right to a spacious sunken living room graced by a handsome fireplace and large bow window for cheerful natural lighting. The indoor-outdoor theme is picked up in the dining room which overlooks a glass-enclosed solarium separated by a sliding glass wall. The three good-sized bedrooms have cross ventilation, and are served by two baths. The master bedroom has its own bath and the luxury of two walk-in closets. Note the large, conveniently located built-in linen cabinet.



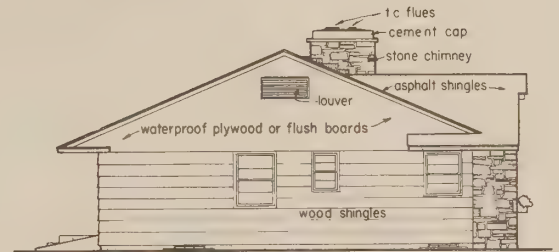
front elevation



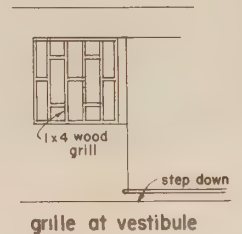
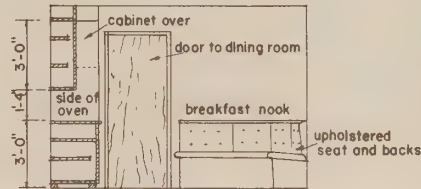
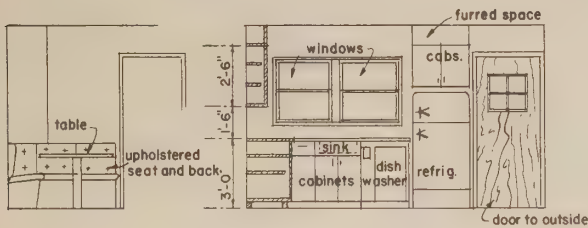
right side elevation



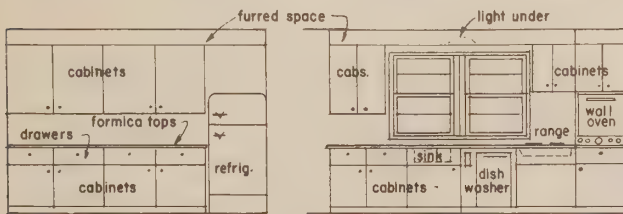
rear elevation



left side elevation



grille at vestibule

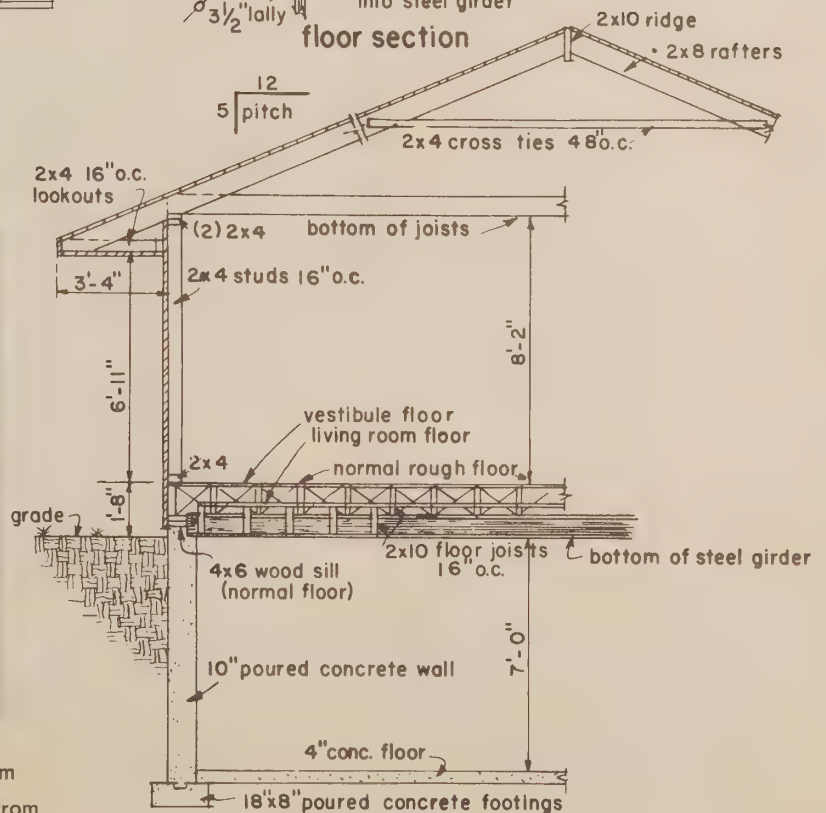


kitchen elevations

joists of normal floor on top of girder



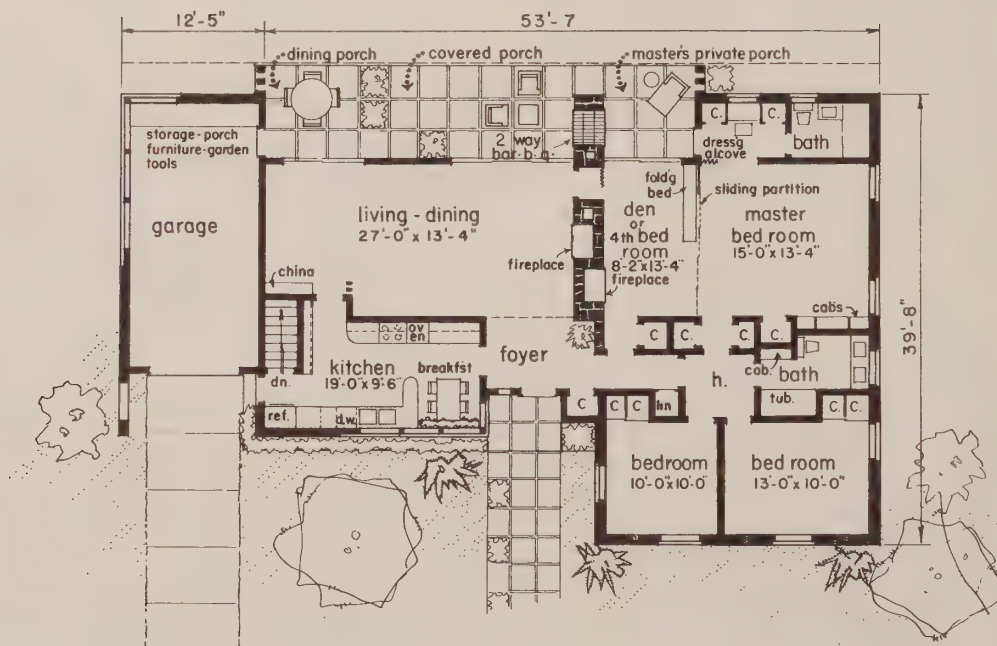
floor section



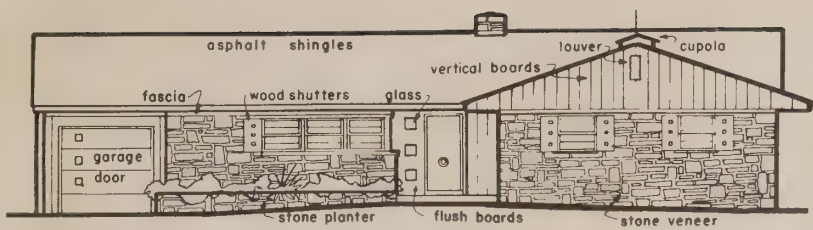
wall section detail



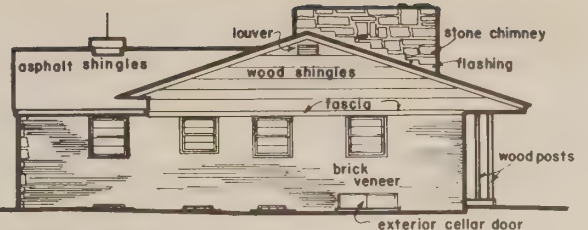
VIEW of the garden porch is shown here as seen from the dining room. Note sliding glass wall extending from wall pocket.



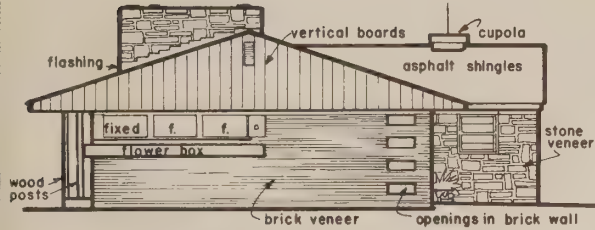
PLAN P-432 — House area 1608 sq. ft. Superlative flexible planning creates a deluxe ranch home that meets every possible need of family use or entertaining. Full-length sliding glass doors extend the generous living and dining areas onto the big covered porch at the back with its fine two-way fireplace. The versatile extra room in the center of the plan will never see an idle moment, for sliding and folding partitions allow it to change character at will. It may be an enlargement of the main living room or a completely separate den or second living room. It can double as a full or part-time bedroom. Finally, it can join the master bedroom to form a luxurious king-size suite. Even without this extra space the master bedroom is really special — big to begin with, and fitted out with built-in cabinets, dressing room, separate bath, five closets, and a private porch.



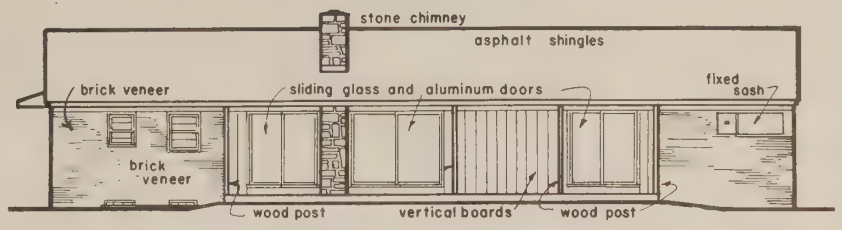
front elevation



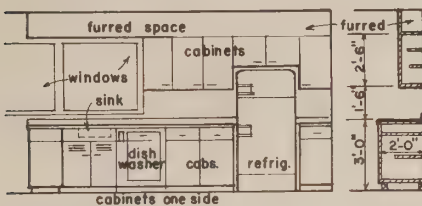
right side elevation



left side elevation



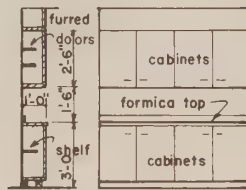
rear elevation



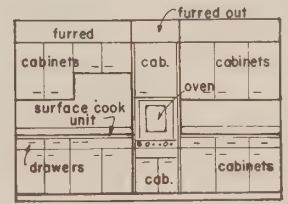
refrigerator sink elevation



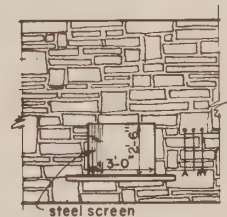
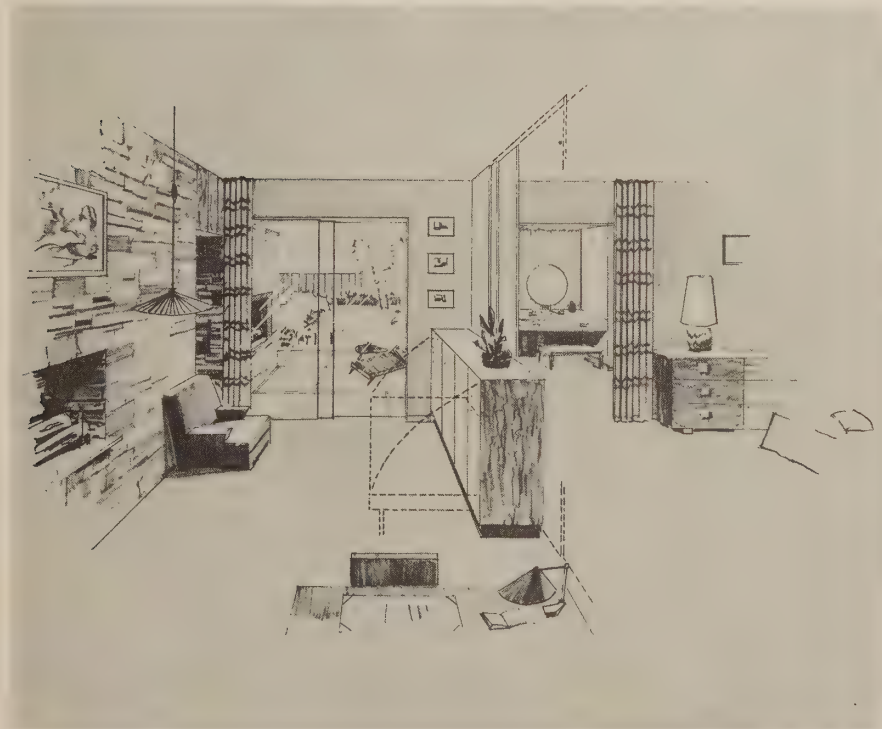
section



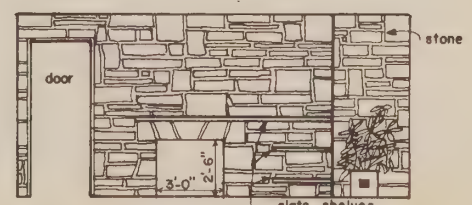
section cabinets at stair



oven elevation

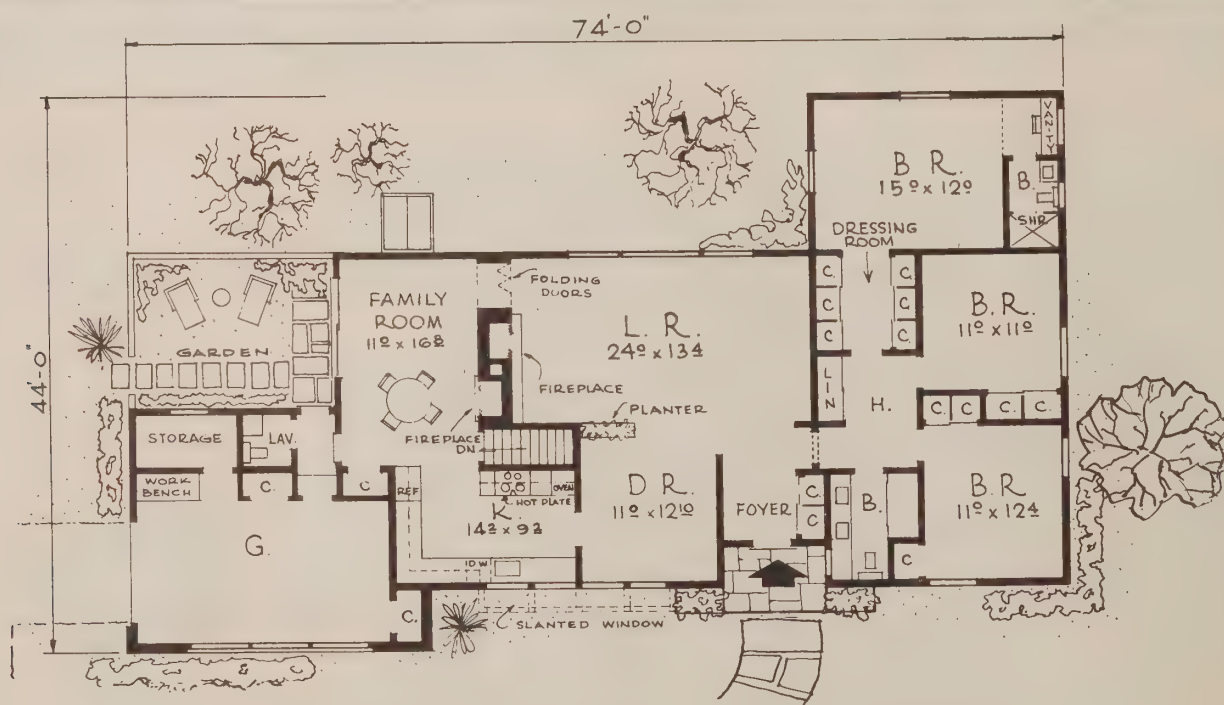


den fireplace elevation

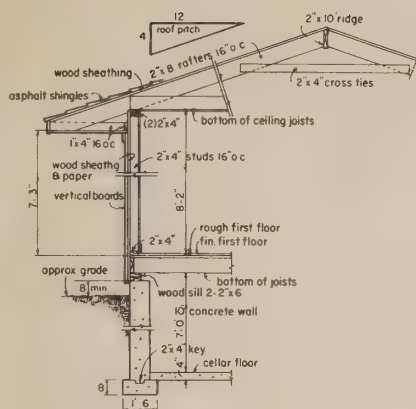


living room wall and fireplace elevation

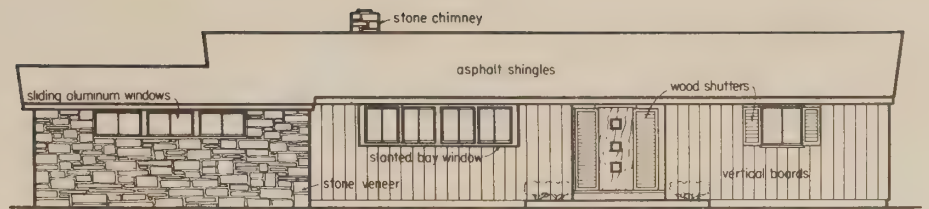
DRAWING above shows the versatile master bedroom and connecting den. Cabinet in center of picture holds a suggested fold-away bed (open position shown by dotted lines) to gain maximum daytime use of room. Log burning fireplace is seen at left, while private porch is visible to the rear. Vanity of master dressing alcove can also be seen to the right.



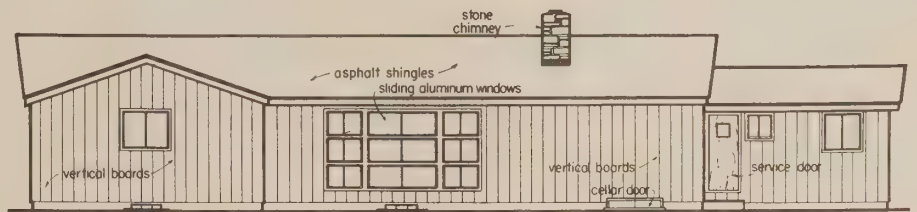
PLAN P-501—House area 1794 sq. ft. a long and handsome exterior of stone and vertical boards surrounds a 3 bedroom, 1 story floor plan of considerable interest. Carefully considered design provides a priva-zoned bedroom wing with two baths, 12 closets and a dressing room in the master bedroom. A central foyer, inside the covered entrance is the sensible arrangement for greeting guests and control of traffic to all rooms. For formal and informal living, the rear living and family rooms have all the comforts a home should have — log burning fireplaces — large glass areas for sunlight and ventilation — plenty of elbow room . . . family room has direct access to a well located lavatory which also serves outdoors. garage and kitchen. Note the easy traffic flow possible from family room to well equipped kitchen. Unique window which spans kitchen and dining room is a bay and slants downward cutting down reflection for a clear view outdoors.



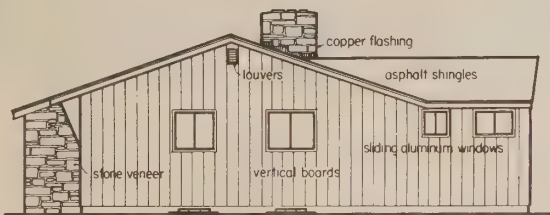
wall section



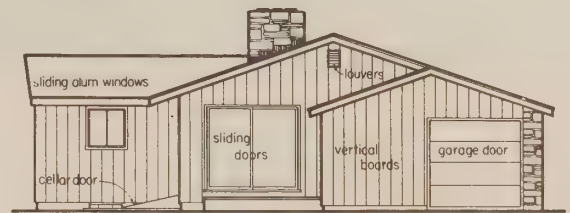
front elevation scale of elevations 1/8" = 1'-0"



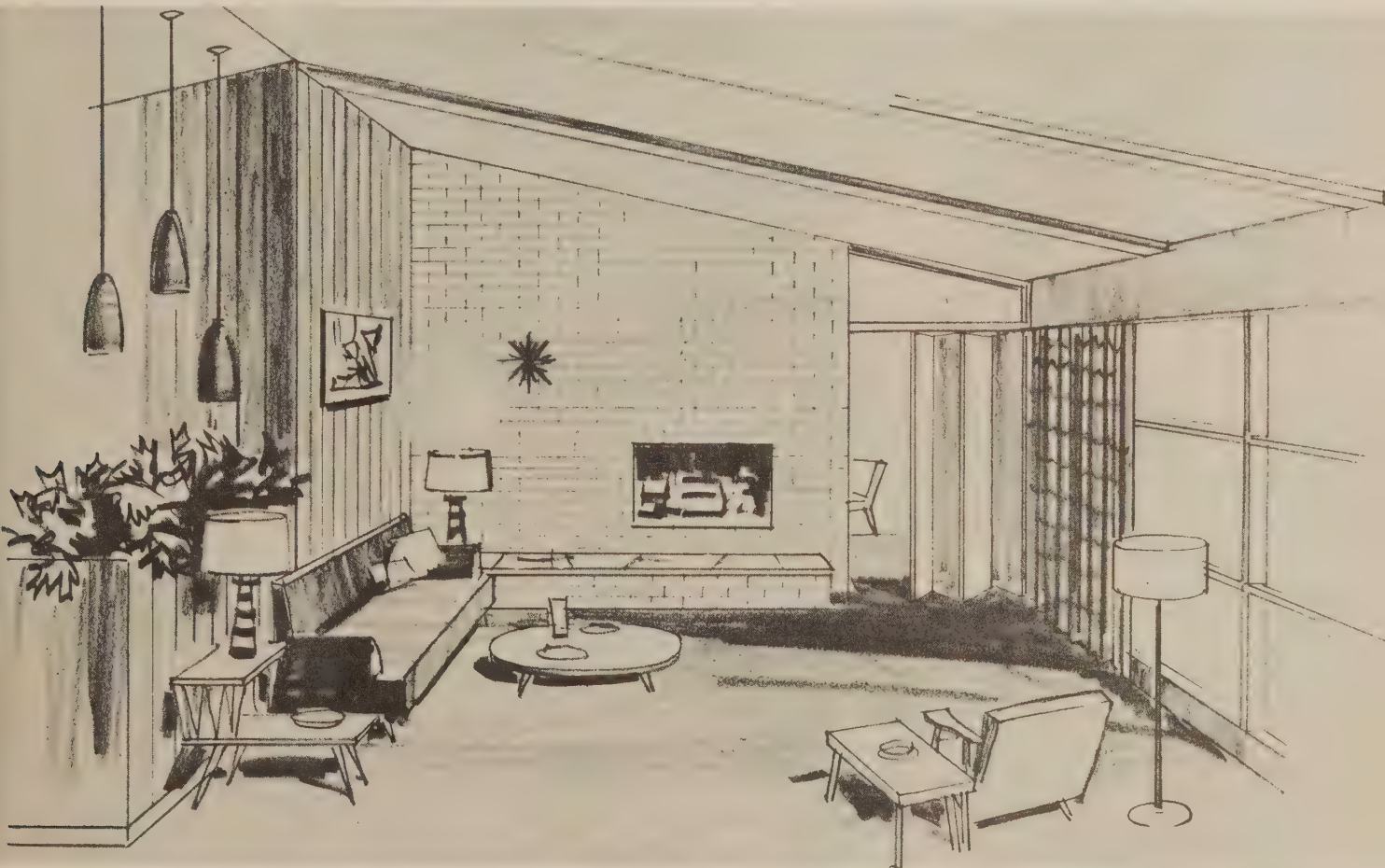
rear elevation



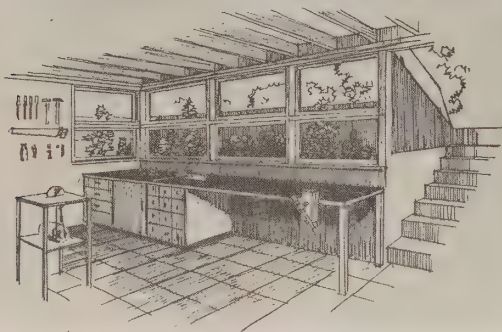
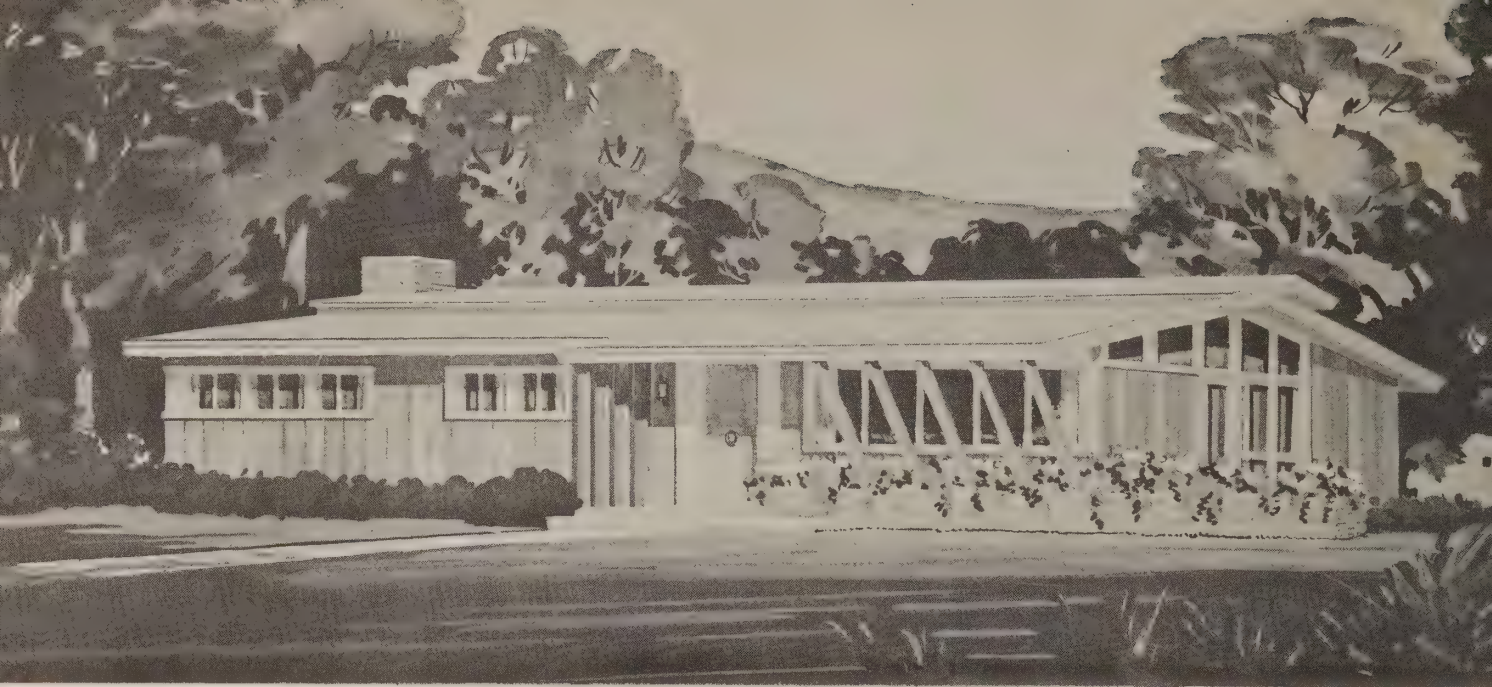
right side elevation



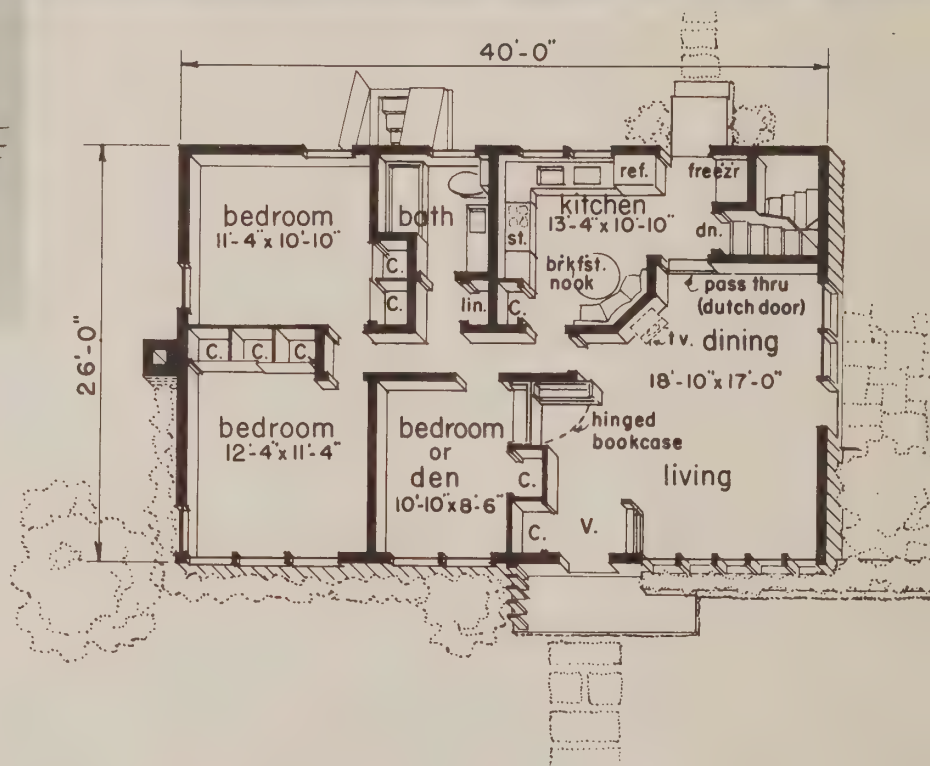
left side elevation



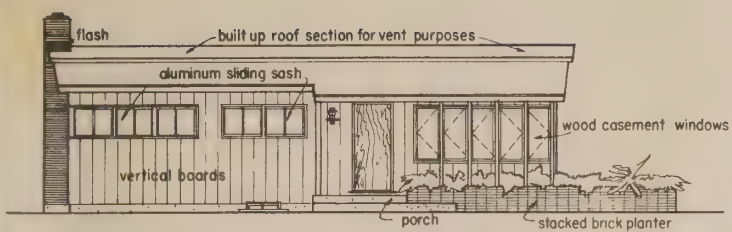
COMFORTABLE and interesting living room is shown above. Fireplace wall is of brick and slants up following the sloping ceiling. Entrance to family room is to the right. Rich wood paneling covers one wall and turns into dining room. Waist high planter is dramatic separator between rooms. Cheerful sunlight is unrestricted by large windows which face the rear; drapes may be used for control.



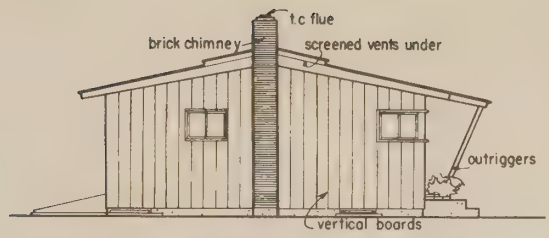
SKETCH of work shop shows its handy location in the basement. Note extra deep windows and direct stair access to rear yard.



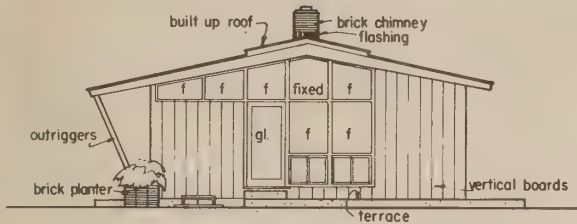
PLAN P-339—House area 1040 sq. ft. Without wasting a penny on unnecessary frills, this home provides wonderful livability and some spectacularly good features. On the dollars-and sense side, count a simple rectangular plan, unbroken gable roof, vertical board siding. Living room boasts a picture window at the front and glass from floor to roof along the side. Unique inverted flying buttress-type supports for the extra-wide roof overhang add a novel note. This plan offers a special spot for the TV set; it may be viewed from any location in the living room. A hinged bookcase wall permits double use of den as part of living room or as bedroom, while a divider screens off a small vestibule. Storage space is tremendous for a house of this size. The L-shaped kitchen plan is most efficient, and there is room for freezer, semi-circular breakfast nook, and equipment closet handy to the rest of the house. Pass-through makes meal service easy. A single bathroom is centrally located for convenience.



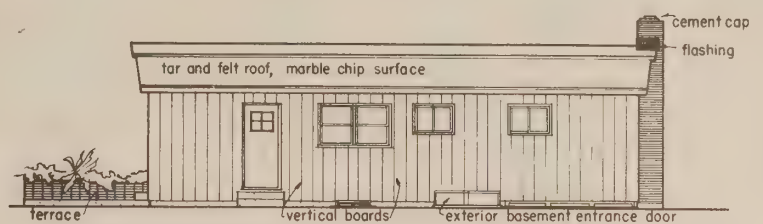
front elevation



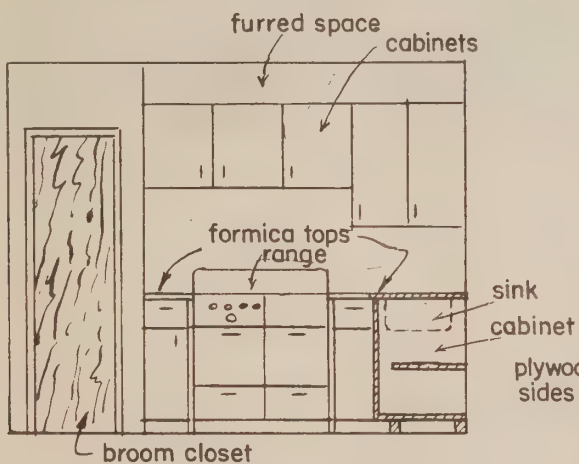
left side elevation



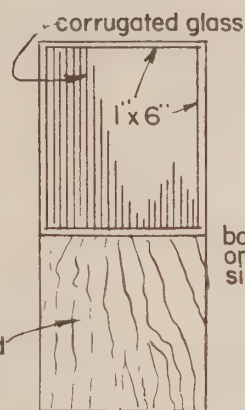
right side elevation



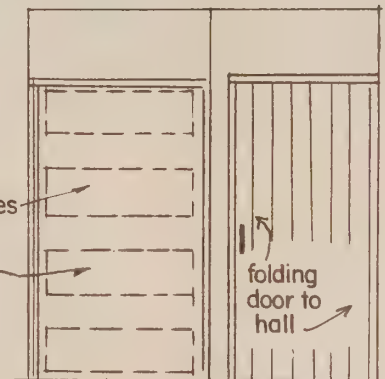
rear elevation



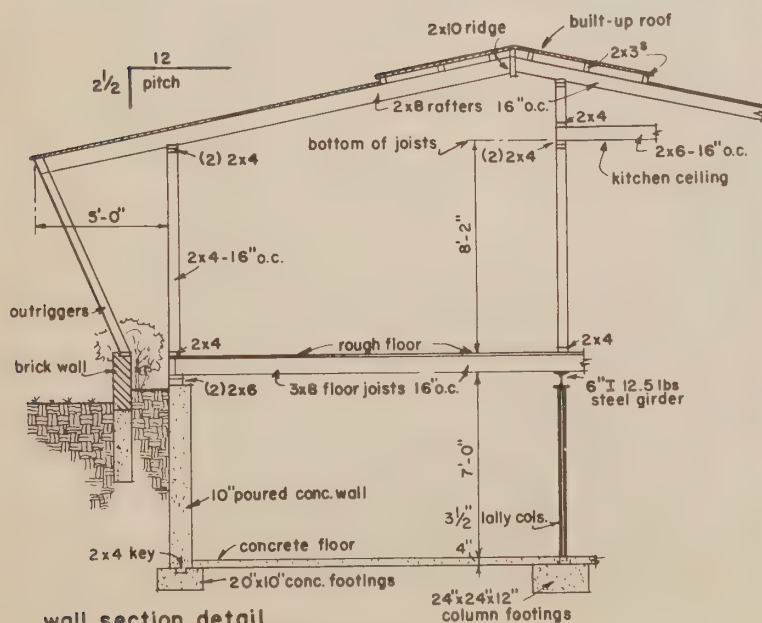
kitchen



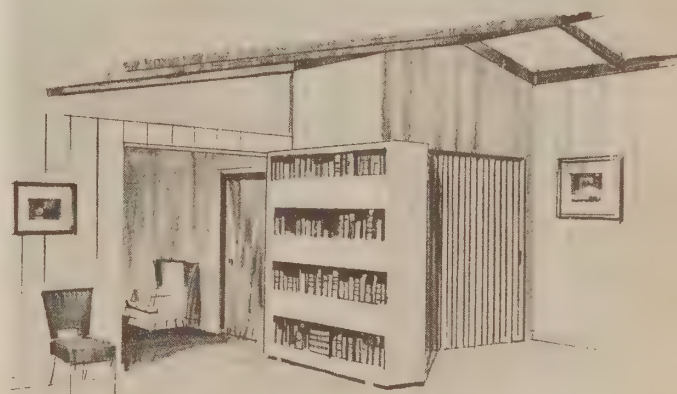
baffle at entry

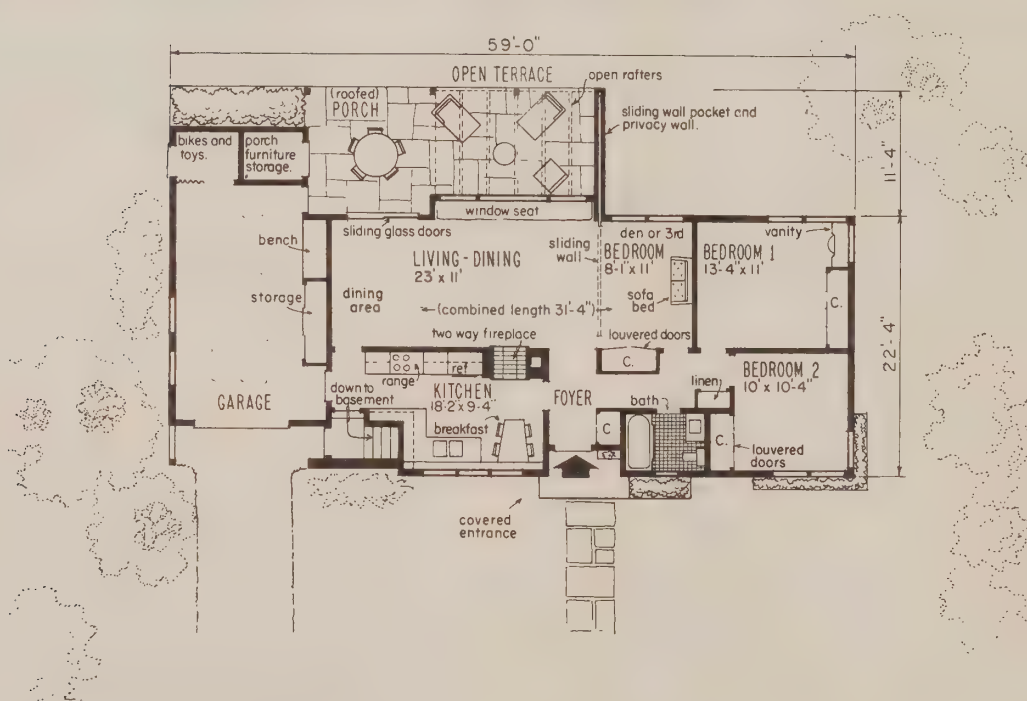


swinging bookcase
(see sketch below)

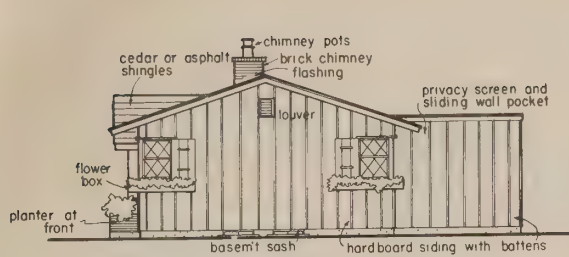


wall section detail

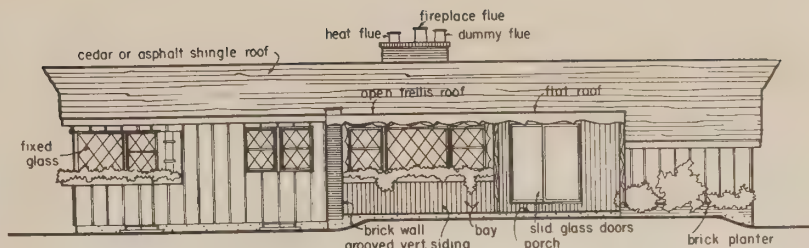




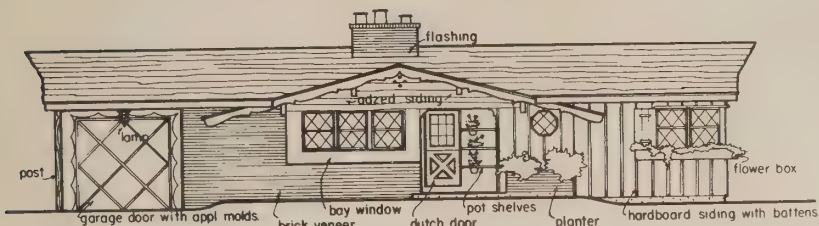
PLAN P-643—House area 995 sq. ft. A cute-as-a-button cottage for people with distinctive taste . . . and economy minded too. It is about as small a sensible 3 bedroom home could be, thus low cost is one of its principal offerings. It lacks nothing in livability and interesting features as a careful review of the floor plan will indicate . . . covered front entrance — entrance foyer — multi-use bath location — well equipped kitchen with breakfast space — two way fireplace for living room and kitchen — direct access to basement from kitchen and outdoors — combined 31 foot length of open entertainment area — abundant storage — outdoor living area and many more. A unique feature is the sliding wall which can separate living room and den. It doesn't open part of the way or fold back . . . it slides completely out of the house into a pocket. The pocket forms a privacy wall for the terrace.



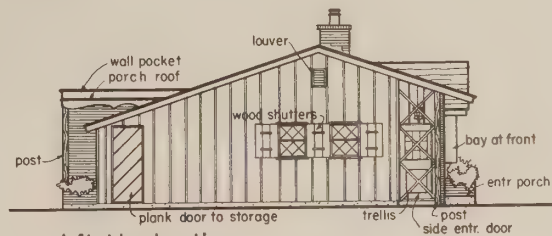
right side elevation



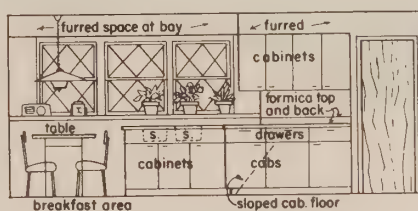
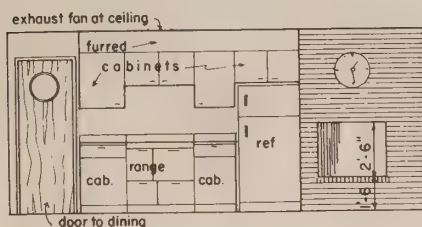
rear elevation



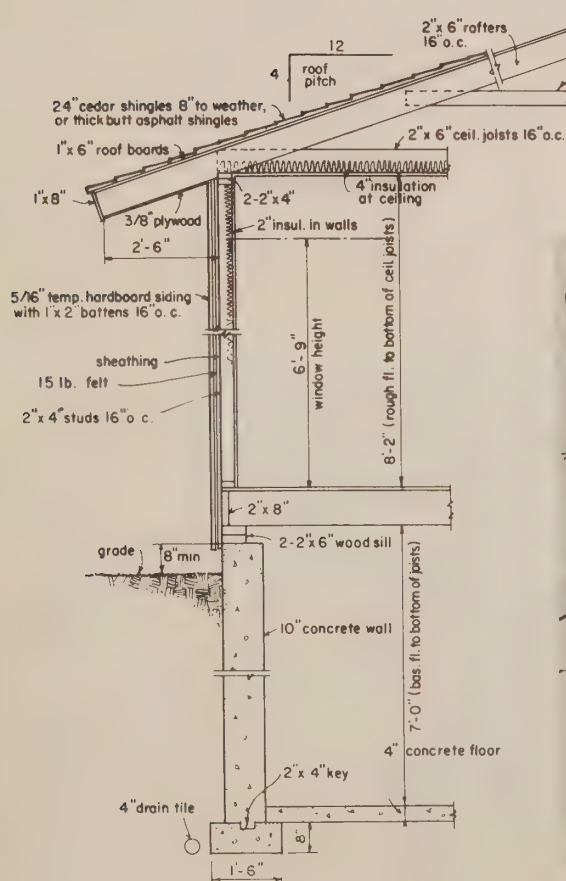
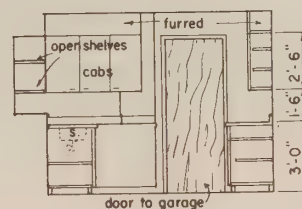
front elevation



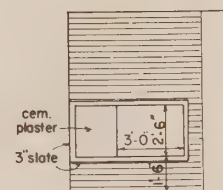
left side elevation



kitchen elevations



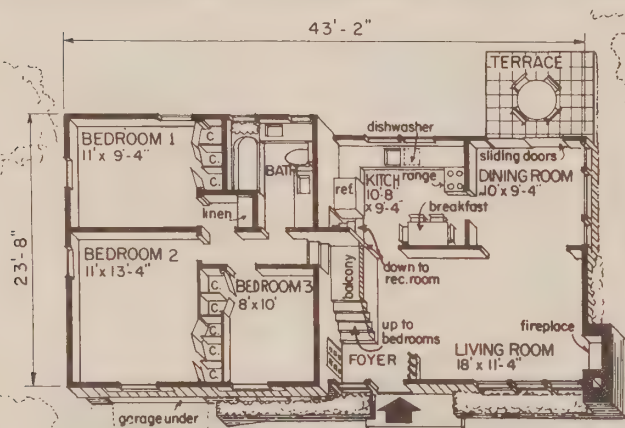
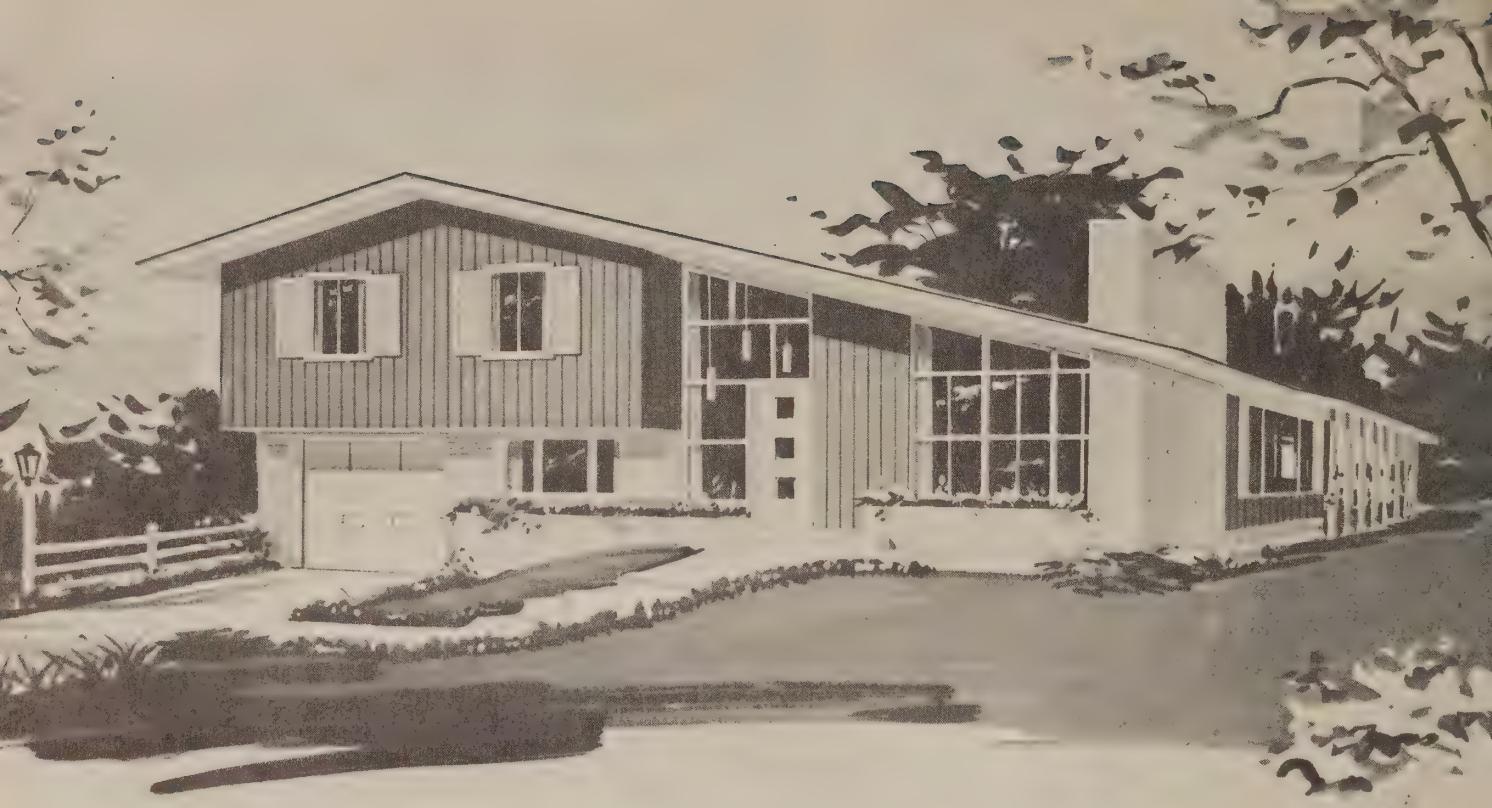
section



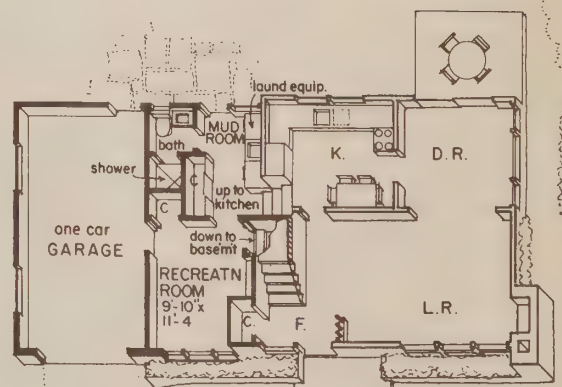
fireplace elevation



DRAMATIC combination porch and terrace is shown above with diamond paned windows and sliding glass doors as a back drop. Brick pocket for sliding wall is at left.



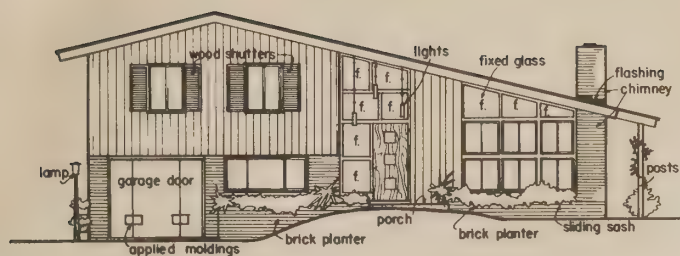
LIVING & BEDROOM LEVELS



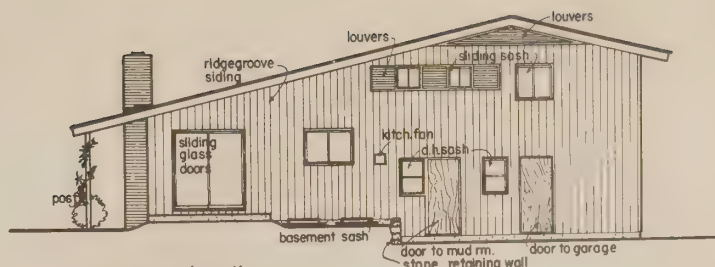
RECREATION ROOM LEVEL

PLAN P-645—House area 985 sq. ft. on living and bedroom levels. Difficult as it may be to believe, this is about the smallest 3 bedroom, split level home that can be designed . . . maintaining room sizes of sensible proportions. Professional handling of exterior gives it a big house look, interesting features and homestead charm. This is a truly economical home . . . small in stature — does not demand a large lot — incorporates more livability than often found in much larger houses. A full basement under the living level augments the closet storage area elsewhere. Recreation level embraces the informal room, a garage, full bath with shower, mud and laundry room and access to both kitchen and basement. Note direct access to rear yard from this level . . . through-the-house traffic is reduced to a minimum with this feature. Kitchen is but 4 short steps up, has the efficient "U" shaped arrangement and provides space for a breakfast table. Full dining room forms an open "L" with the living room giving space appeal. Vaulted living room ceiling and open rail stair adds to the spacious feeling. Up on bedroom level, the bath and closets are tucked scientifically between the 3 full sized bedrooms. A well planned home . . . a sound, sensible investment.

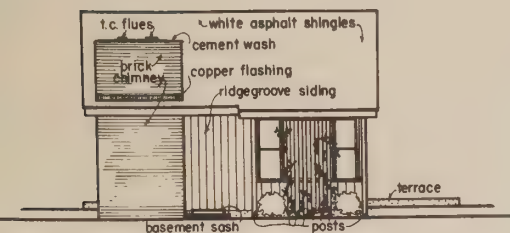




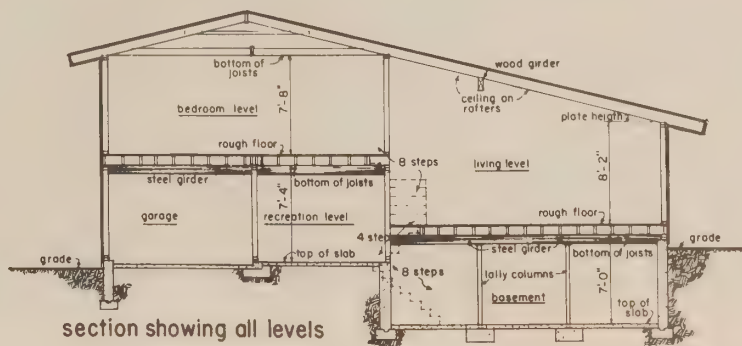
front elevation



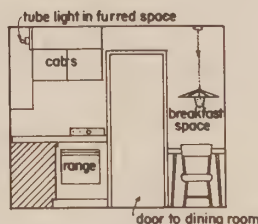
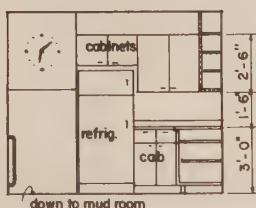
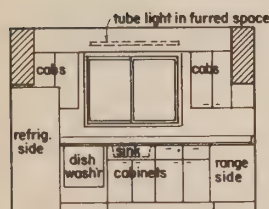
rear elevation



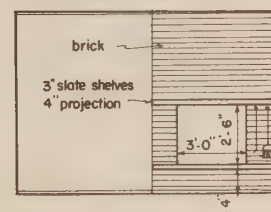
right side elevation



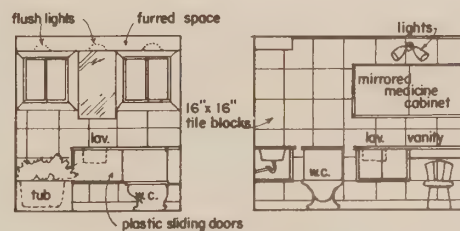
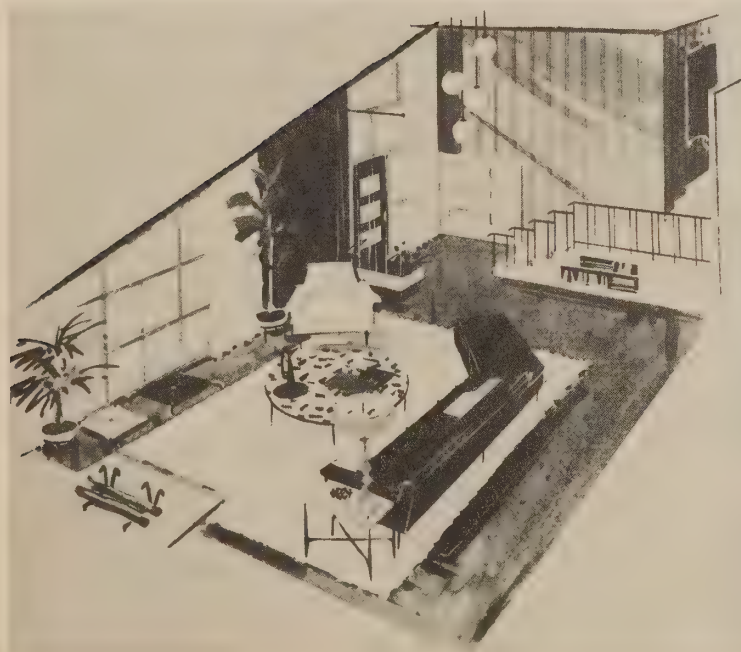
section showing all levels



kitchen elevations



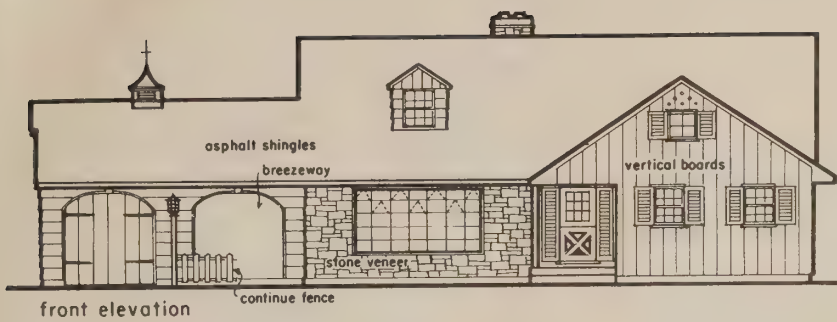
fireplace elevation



upper bath elevations



BIRDS EYE view of living room shows splayed panorama window, planter at front door and balcony-type stair case to bedrooms. Log burning fireplace is shown in lower left of picture.



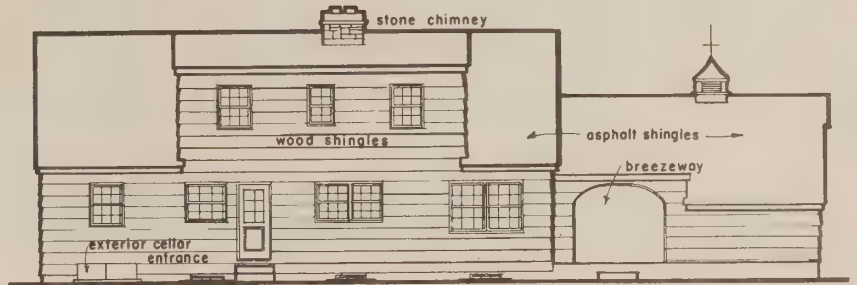
front elevation



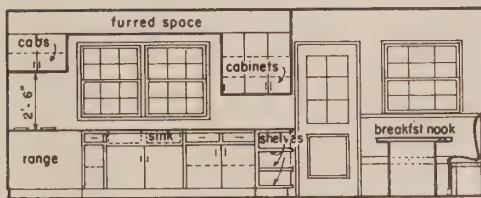
right side elevation



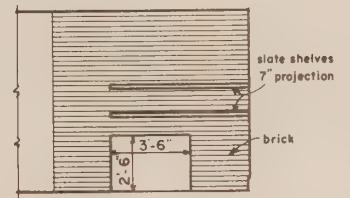
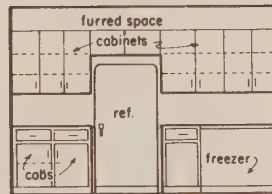
left side elevation



rear elevation



kitchen elevations

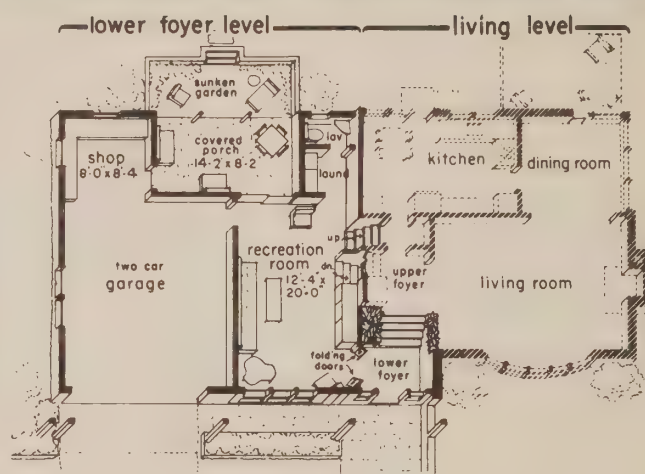
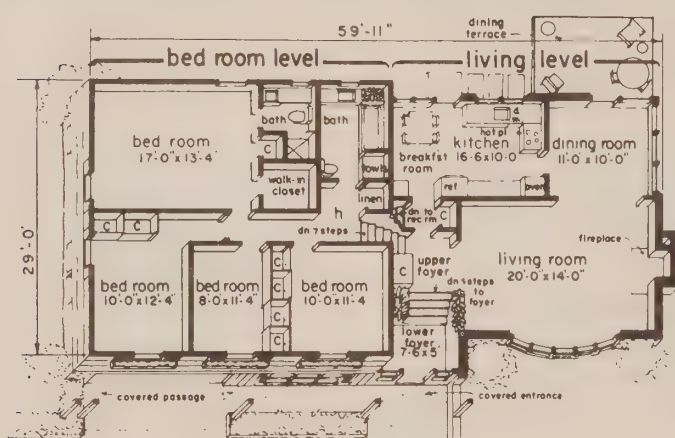


fireplace elevation



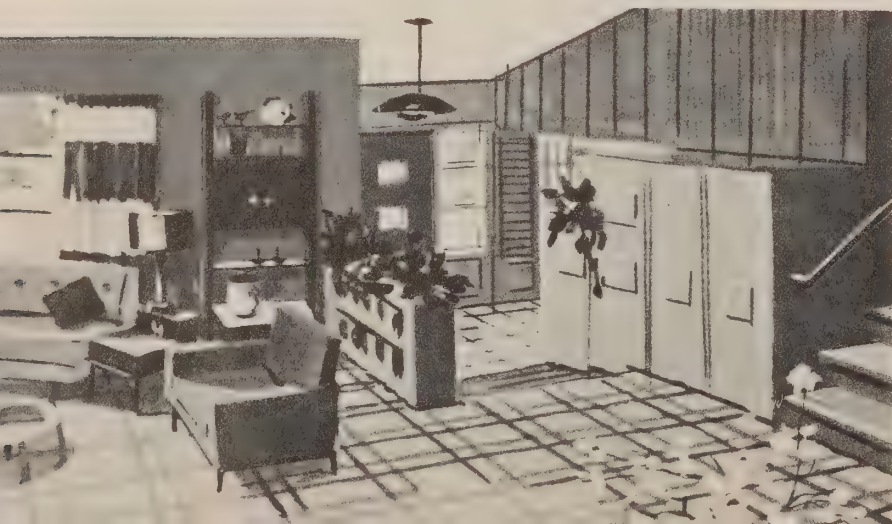
PHOTO at right shows first floor bath and the glamour it offers. Counter type sink answers the question of where to set down those incidental items while in use. Note that the window is not located over the tub but in an easily accessible position. Extent of mirror and type of decoration is left to the choice of the new home owner.

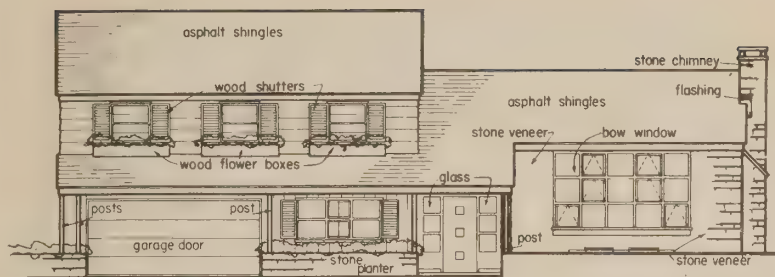




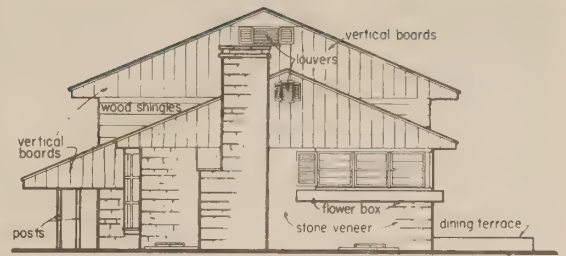
PLAN P-495 — House area 1672 sq. ft. on living and bedroom levels. A warm, friendly house for a large or growing family — four good bedrooms, with kitchen, dining and living on a scale to match. This plan retains the best features of an old-fashioned farmhouse and adds all of today's space and labor-saving devices. Split level construction saves many steps, compared to a two-story house, and it gives extra advantages — recreation room level plus a basement, and outdoor living areas that are handy for daily family living as well as entertainment.

THE kitchen is big and has plenty of space for family meals. Here, eating and traffic are off to the side, so kitchen work can go on without interruption. And the kitchen is full of all sorts of modern conveniences that Grandma never knew — automatic dishwasher and the separately built-in range and oven units. Today's favorite L-shaped living-dining area separates the two functions adequately, yet lets each borrow space from the other when needed. Back to back baths with lavatory and laundry directly below make a compact, cost saving plumbing layout. In the bedrooms and all through the house, there is a wealth of storage for every purpose, located just where it is needed. Central hallway and stairs give absolutely perfect circulation in all directions and to all levels.

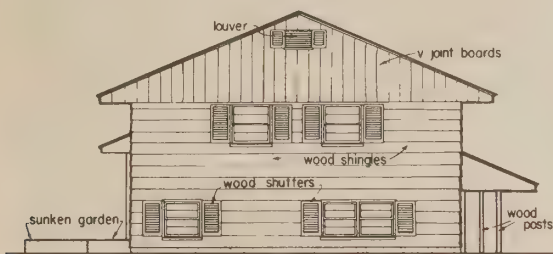




front elevation



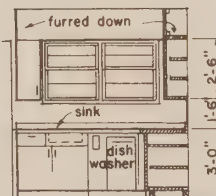
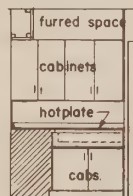
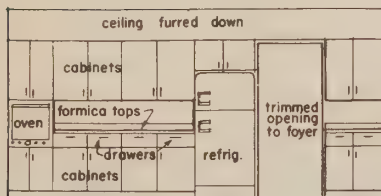
right side elevation



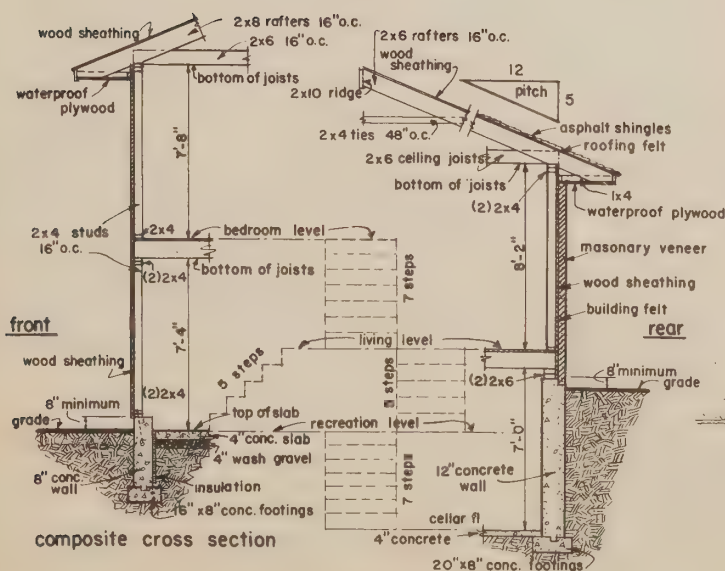
left side elevation



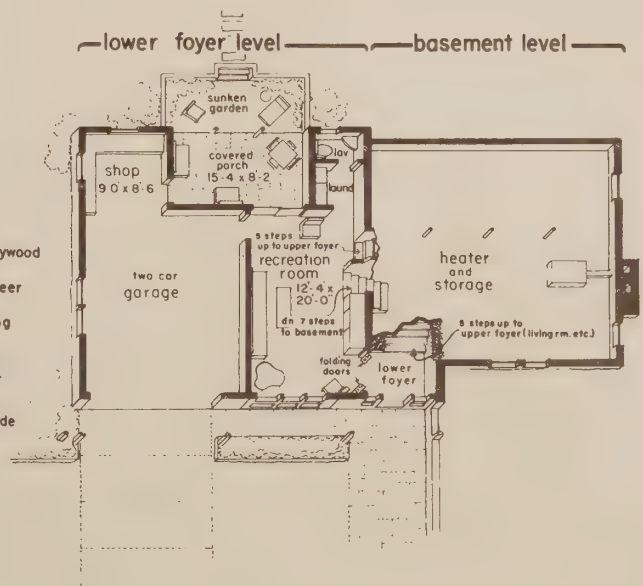
rear elevation

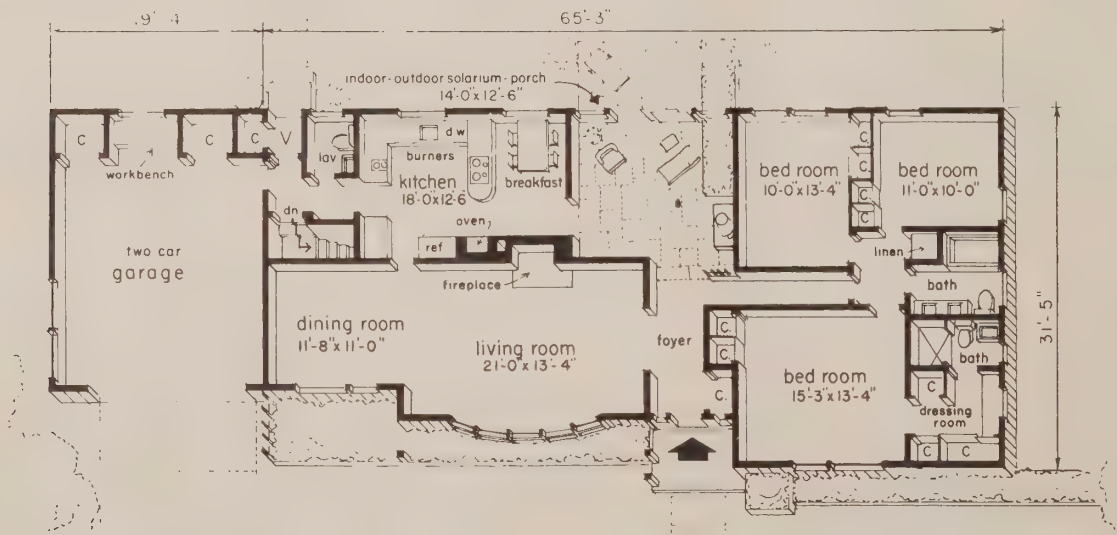


kitchen elevations



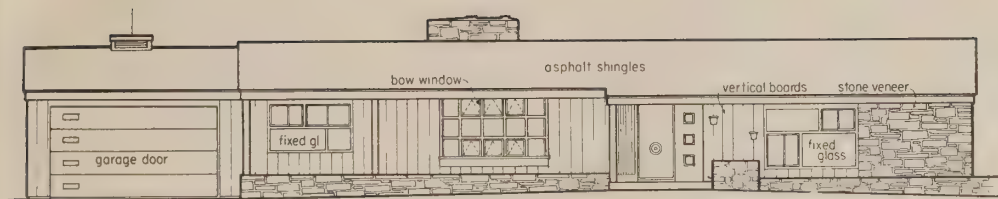
composite cross section



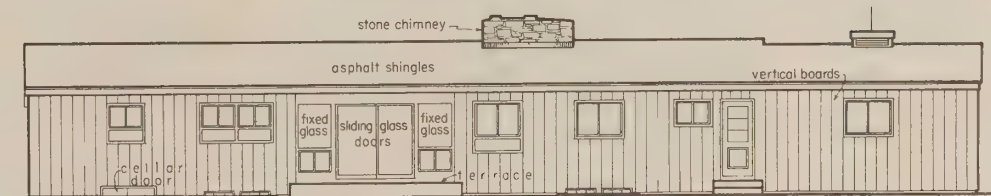


PLAN P-503—area, 1,823 sq. ft. without garage. Every room in this big ranch is large, but for all its size, it's designed to get the most for the money. Centrally located indoor-outdoor family room is easily accessible from any part of the house. Sliding glass doors provide a view of the out-of-doors at all seasons and open up to convert the whole room into a porch. Sweeping, floor-to-ceiling bow window and a generous fireplace give the living room two dominant points of interest. Kitchen is built on the same generous scale. Lavatory is convenient between kitchen and rear vestibule. Master room starts with a full bath big dressing room; if you don't need extra closets, turn them to the foyer.





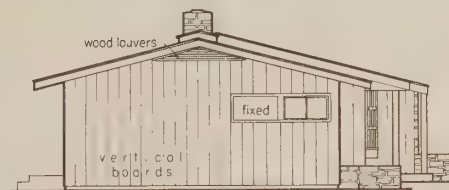
front elevation



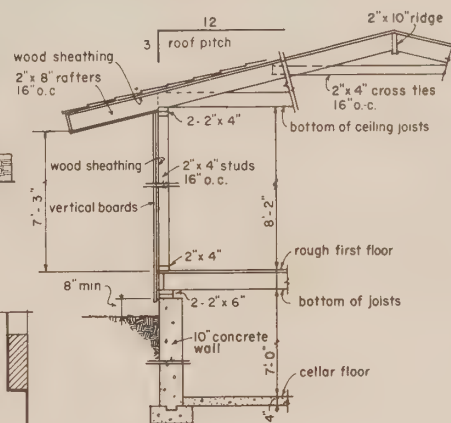
rear elevation



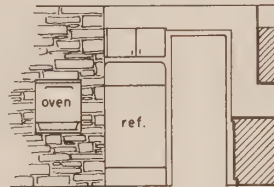
right side elevation



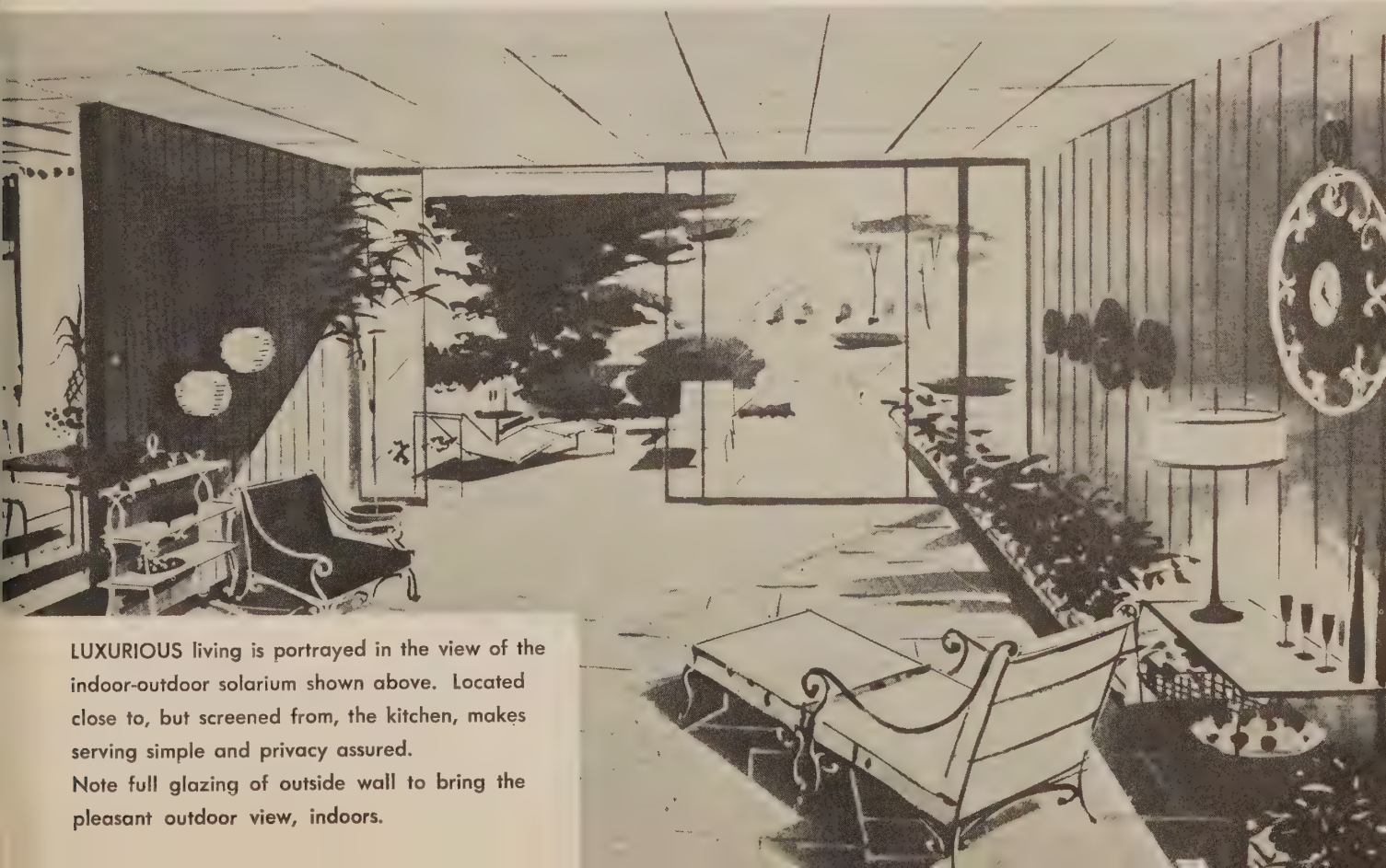
left side elevation



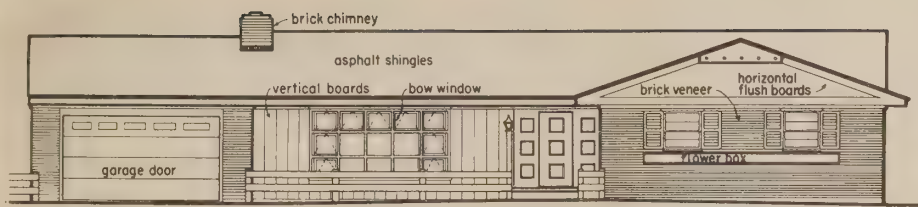
wall section



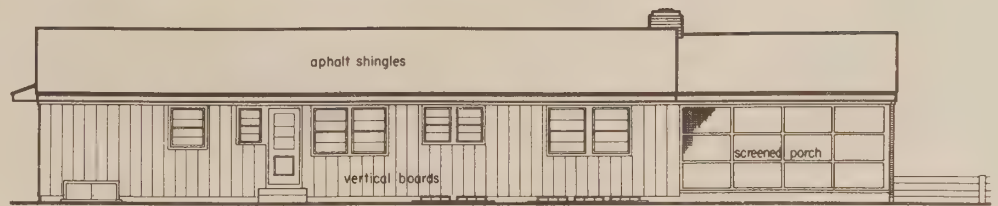
kitchen elevations



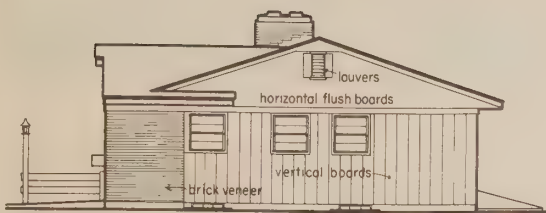
LUXURIOUS living is portrayed in the view of the indoor-outdoor solarium shown above. Located close to, but screened from, the kitchen, makes serving simple and privacy assured. Note full glazing of outside wall to bring the pleasant outdoor view, indoors.



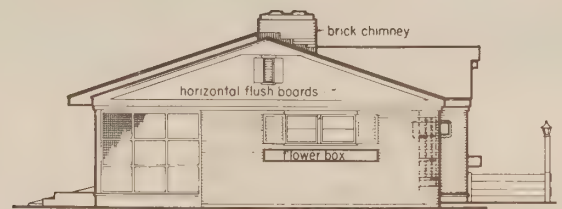
front elevation



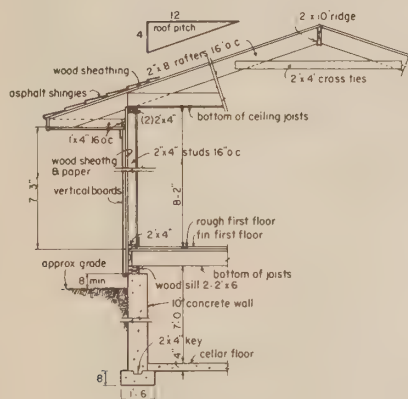
rear elevation



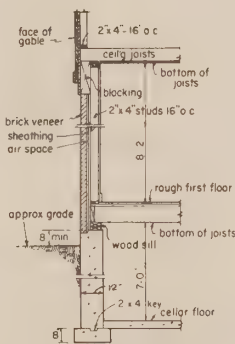
right side elevation



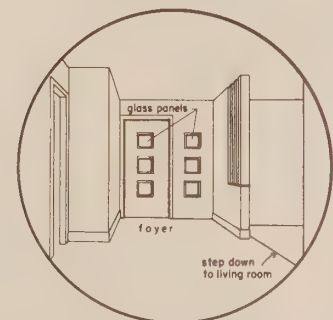
left side elevation



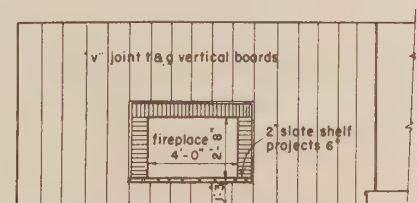
wall section



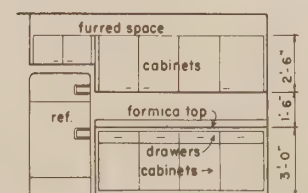
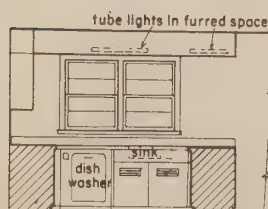
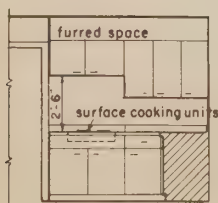
brick veneer section
(at front gable)
scale 1/4" = 1'-0"



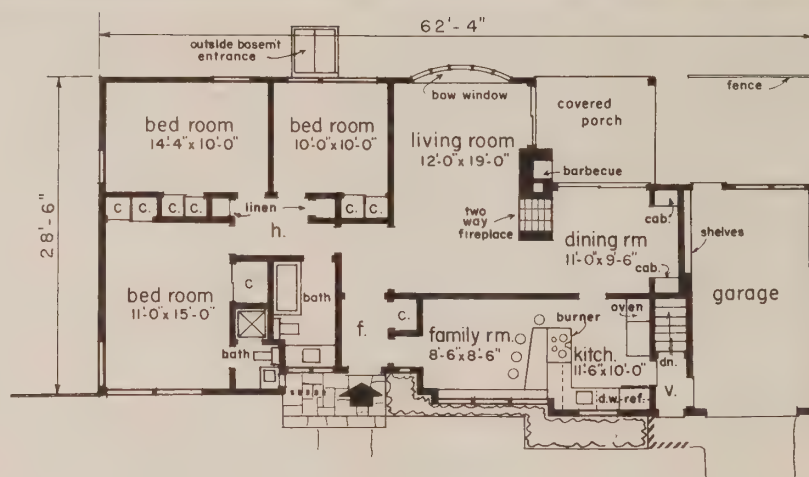
view at foyer



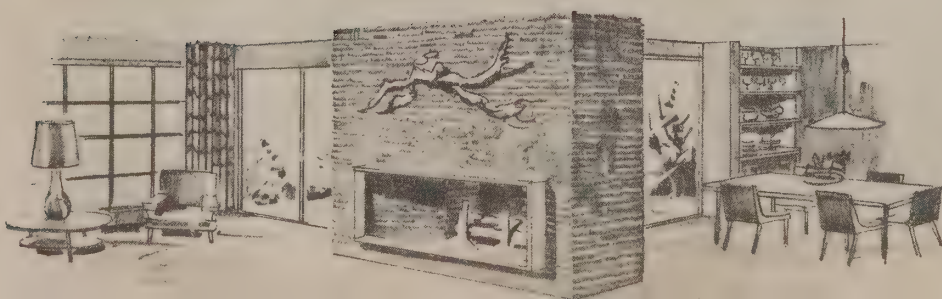
fireplace elevation

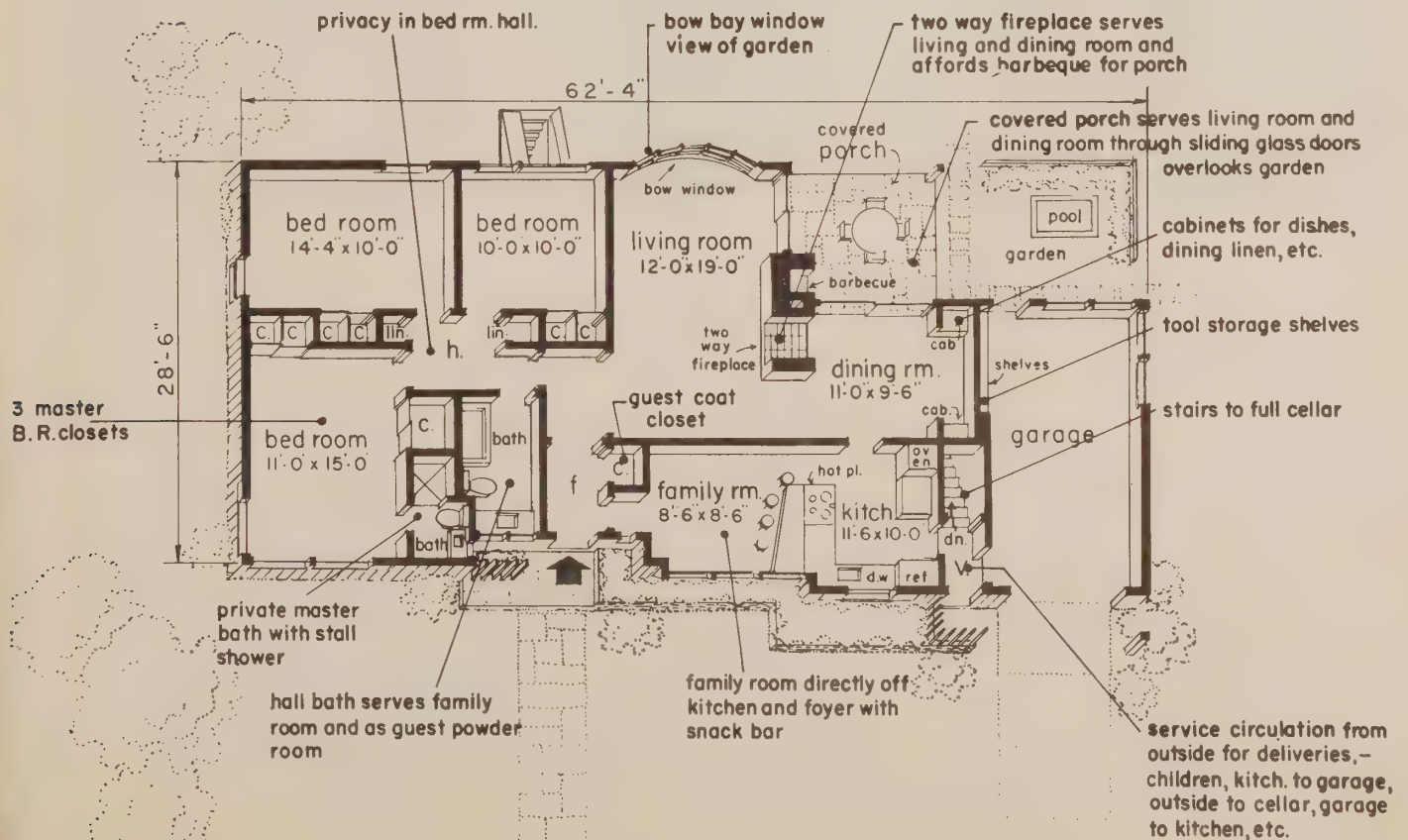
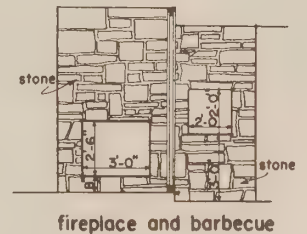
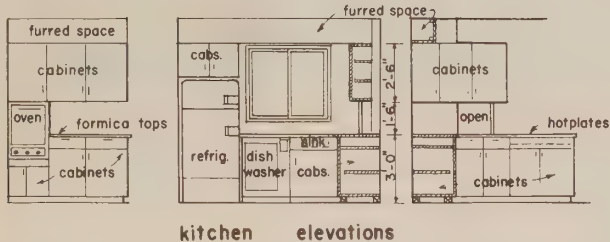
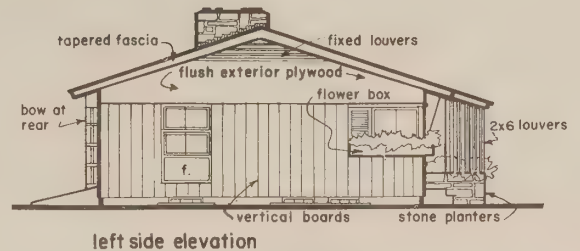
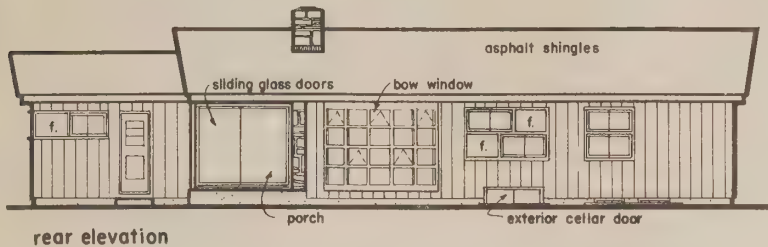
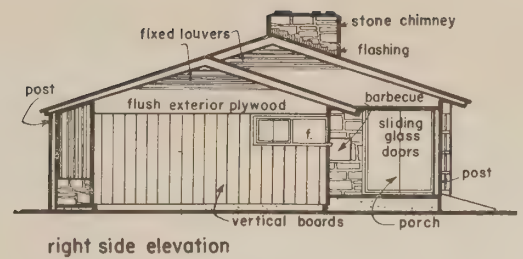
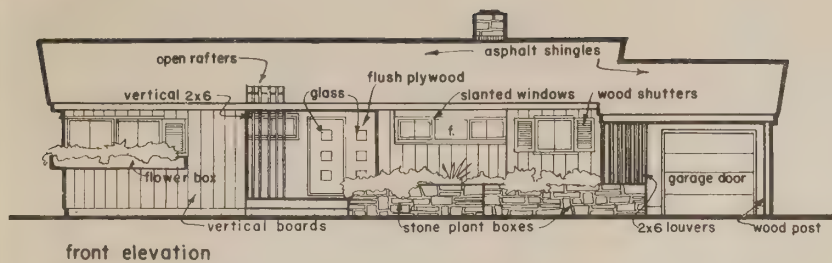


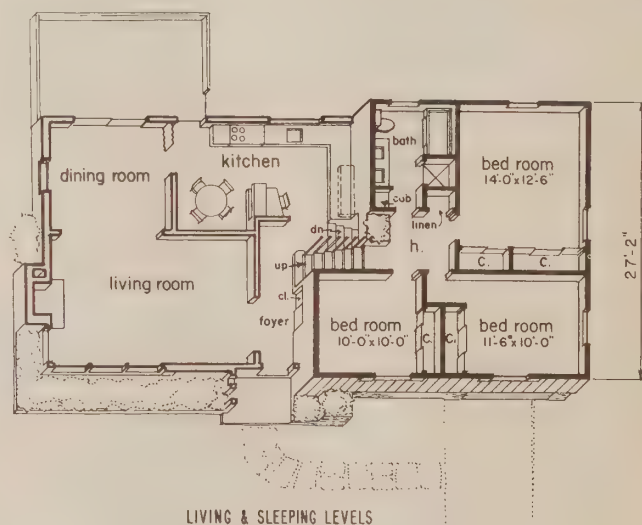
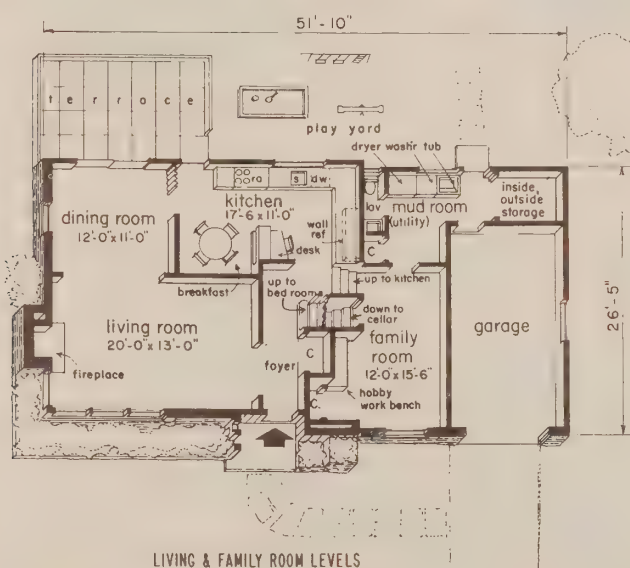
kitchen elevations



PLAN P-463—area, 1,330 sq. ft. Casual, contemporary ranch, at home in any surroundings, in any part of the country. Planned to fit many different families and ways of life. Centrally located multi-purpose family room can serve as second living room, playroom, hobby area or TV room. Covered porch can be seen and reached through sliding glass doors in both living and dining rooms. Entrance foyer and kitchen vestibule solve all traffic problems for family, guests and deliveries. Two baths serve three large bedrooms, and there are plenty of closets for every personal and household need. Kitchen is compactly arranged, features built-in range-top and oven units. Two-way fireplace, shown in detail drawing, furnishes just the right amount of separation between living and dining areas.





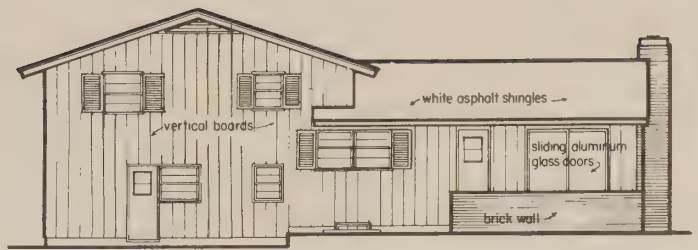


PLAN P-560—area, 1,374 sq. ft. in living and sleeping levels.

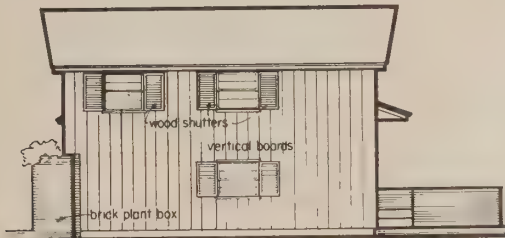
Extra-special plan for families with lively youngsters. Family room level, with lavatory, coat closet, storage for bikes and wagons, and play space, takes care of practically all their needs and spares the rest of the house. Mother in the kitchen can keep in touch with activities in the play yard, just outside, or the family room, just four steps down. Upstairs, three big bedrooms, huge closets for toys and miscellany as well as clothes, and a bathroom with dual lavatories and separate tub to ease the early morning traffic jam.



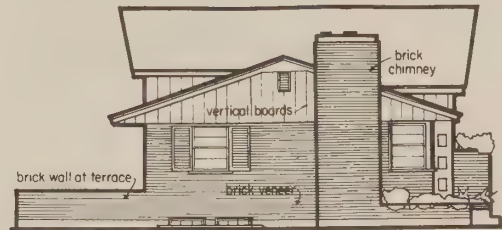
front elevation



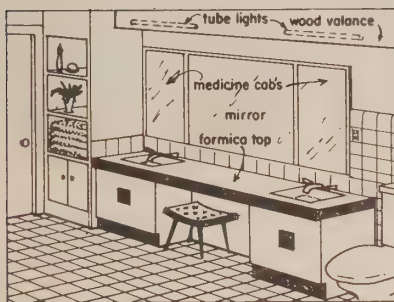
rear elevation



right side elevation

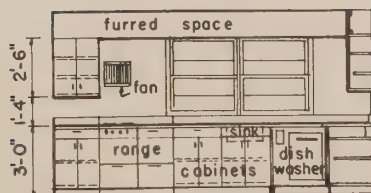
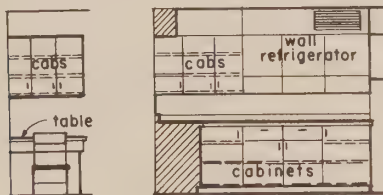
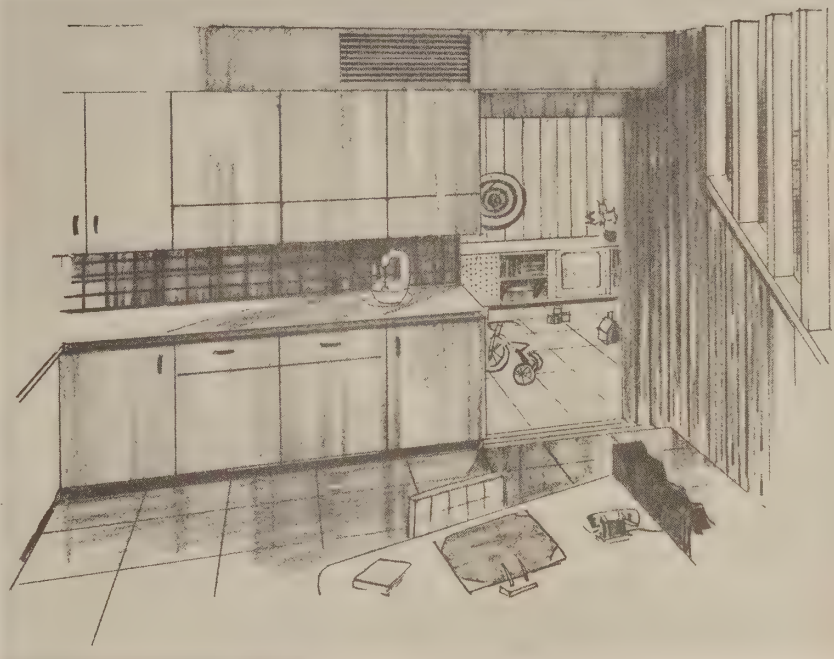


left side elevation

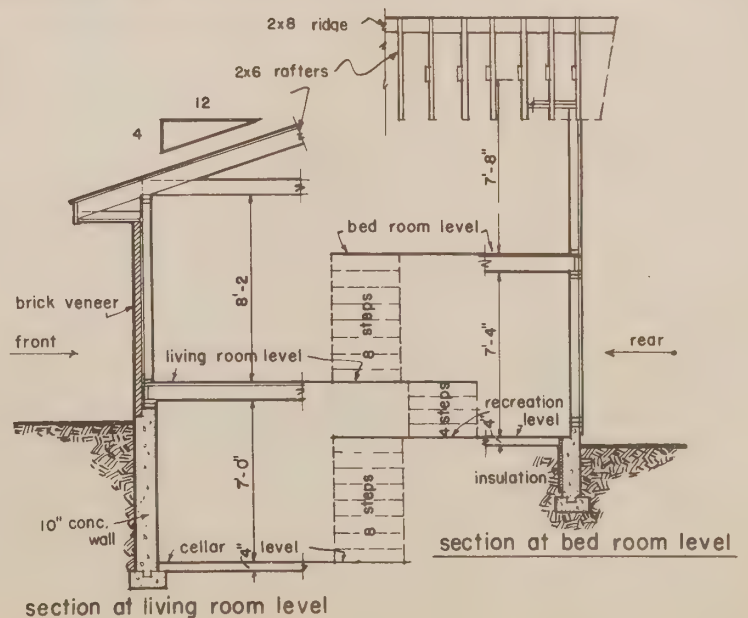


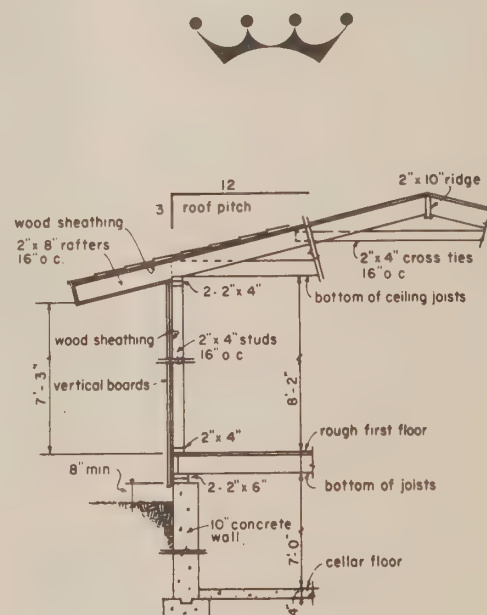
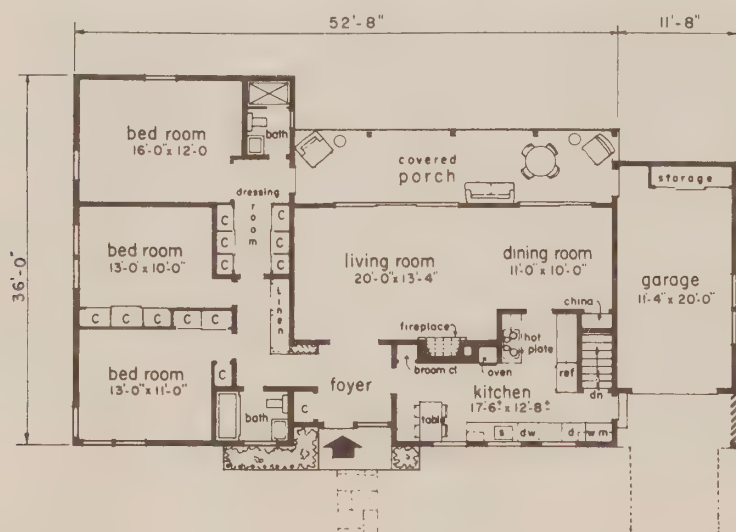
bath vanity

DRAWING at right shows the close relationship of kitchen and family room in this attractive split level home . . . handy for serving snacks or supervising children. Planning desk with telephone and shelf space for recipies, cook books, etc. is in foreground. New type no-stoop wall refrigerator can be seen over the base cabinets.

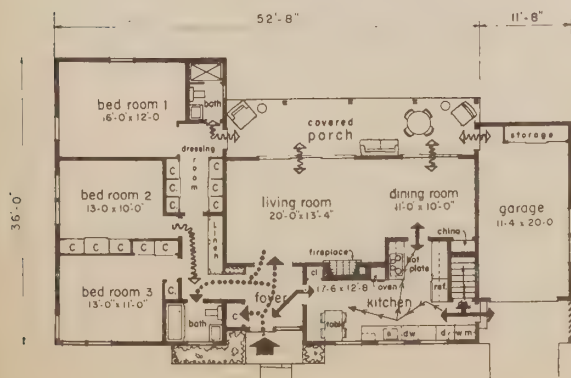
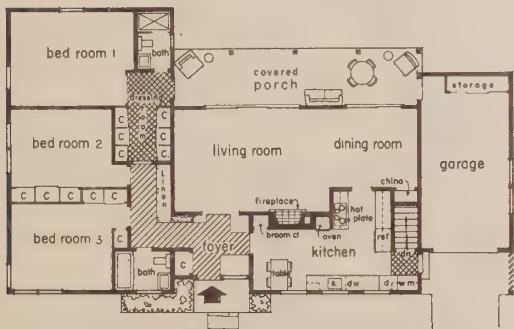
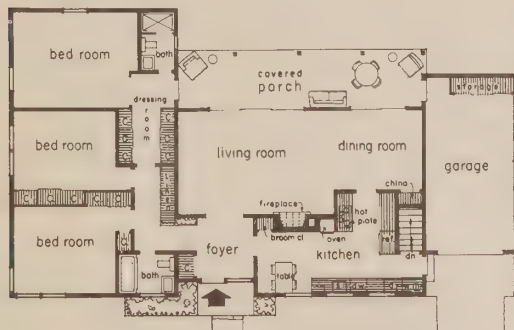
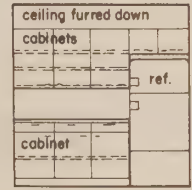
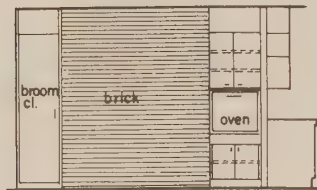
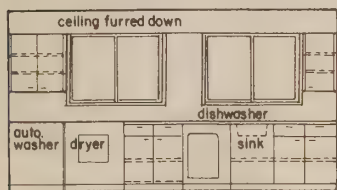
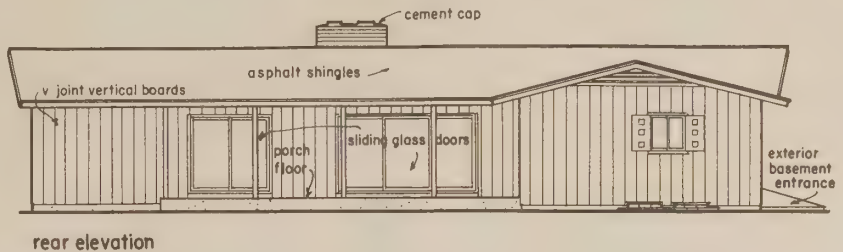
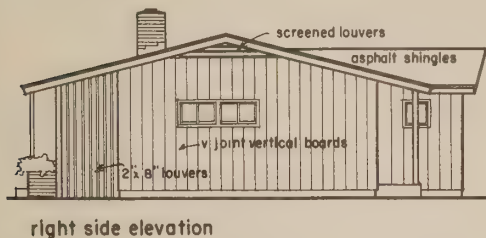
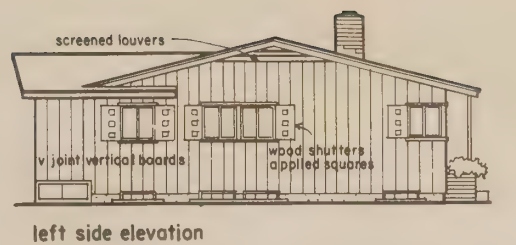
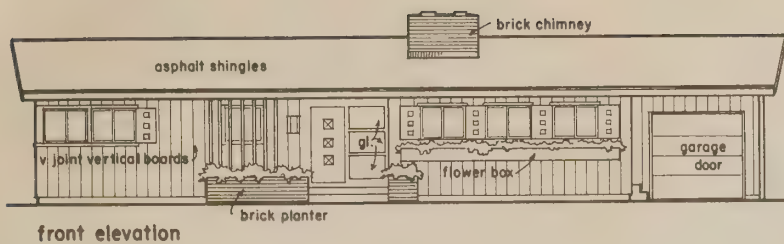


kitchen elevations





PLAN P-546—area, 1492 sq. Entrance foyer channels traffic direct to living room, bedrooms or kitchen. Spacious living-dining area is lined with sliding glass doors at the back, communicating with the big rear porch. Kitchen has absolutely everything, including good eating space and room for washer and dryer. Storage of every sort is on a lavish scale. All three bedrooms are good sized and well closeted, and the master room has its own bath and a closet-lined dressing room.



THE LARGEST single investment that most persons make in a lifetime is the purchase of a house. For that reason care must be taken to insure that the investment is a sound one. Shown on the left are three floor plans of the same home. They show three very important factors which should be considered before a decision is made about a new home, whether it be pre-built or pre-designed.

STORAGE

Top plan has all the storage (closets and cabinets) indicated by lines drawn closely together in these areas. Not shown is the full basement, the whole of which may be used if the need arises. Note that the darkened portions not only indicate a goodly amount of space but are located throughout for efficient use in all rooms. Insufficient storage can make an otherwise well planned home a poor investment.

HALL SPACE

Middle plan has all the hall areas hatched to show the space not used for living but to get from one room to another. Necessary, of course, but this square footage is costly and should be kept to a minimum. Note here that two of these portions are cross-hatched to show multi-use of these areas. In the bedroom it is also a dressing room and in the kitchen it serves as entrance to kitchen and basement.

TRAFFIC CIRCULATION

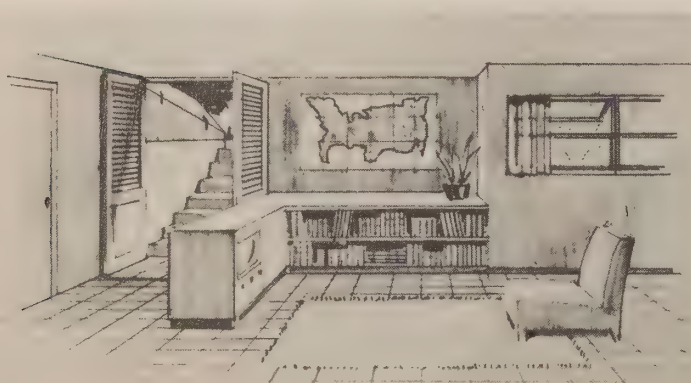
The steps that are required to get from one place to another and the rooms that must be crossed is called circulation. The 4 kinds are shown in the bottom plan . . .

Guest, by the dotted lines — work, by the thin arrowed lines — family, by the wavy lines and service by the heavy lines. Compare the ease of traffic circulation shown here with any homes you see or visit. Saved steps is save labor and more enjoyable living.

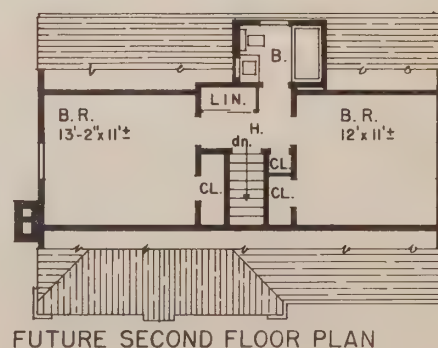
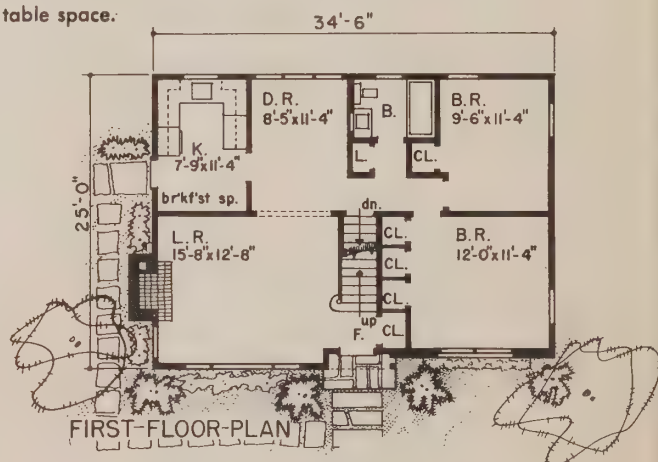


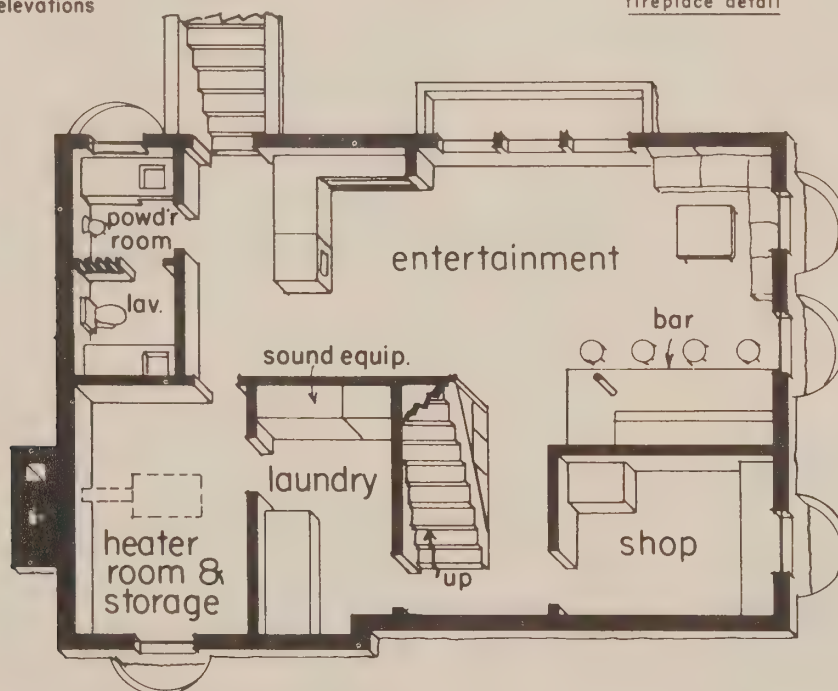
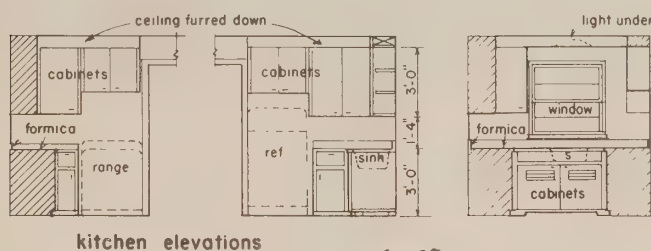
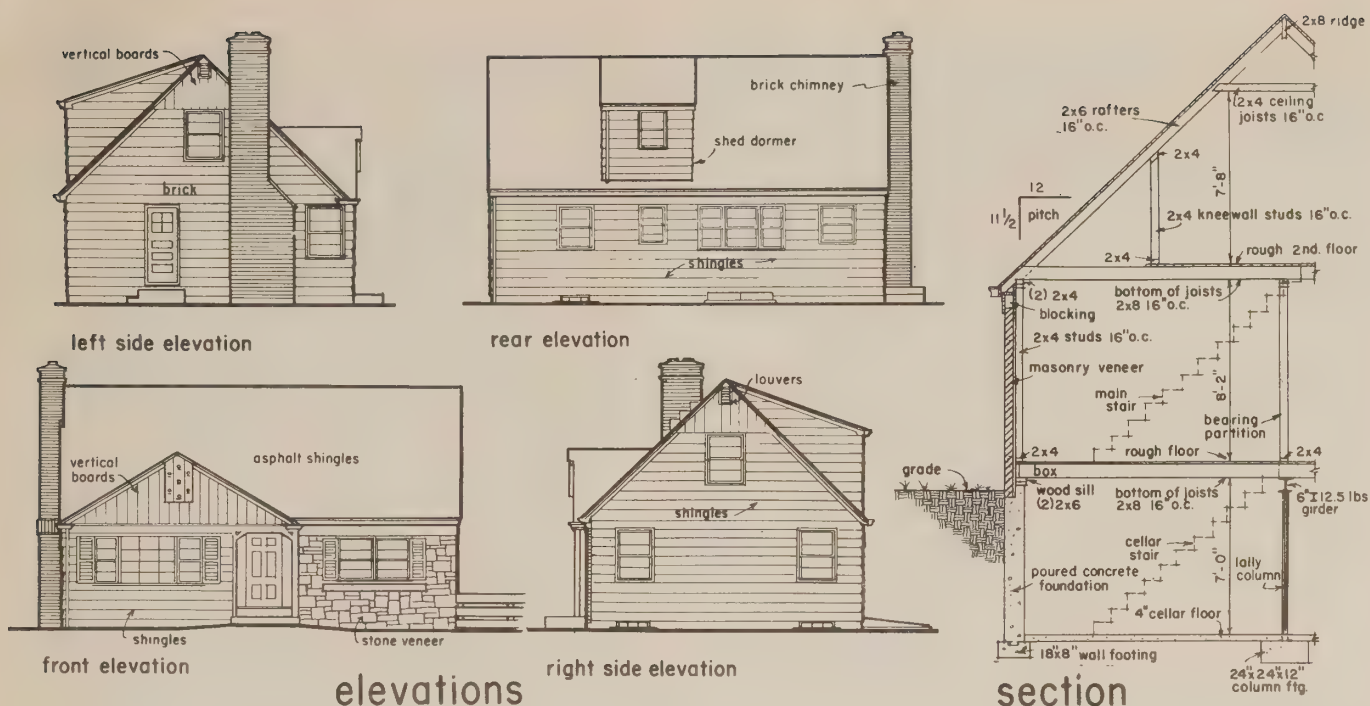
PLAN P-273—House area, first floor 845 sq. ft., future expansion attic 450 sq. ft. Double economy is offered in this two-way expansion home. The 1½ story house is a true construction cost saver, particularly when it is rectangular in shape and is size-designed to fit standard lumber and material lengths. The two-way expansion possibilities add tremendous value and are another economical feature of this small lot home . . . expansion upwards under an already constructed roof is inexpensive and simple enough for the home mechanic to do. Space for two additional bedrooms and a bath has been provided to be built when needed. Expansion downwards into the already constructed basement is another economical and uncomplicated project. Here living possibilities may be increased by the addition of a family room, den, shop and storage area.

ARTISTS drawing below shows how a portion of the 750 sq. ft. basement may be finished. Installation of large windows and door direct to the exterior makes this room bright, airy and accessible to and from outdoors.

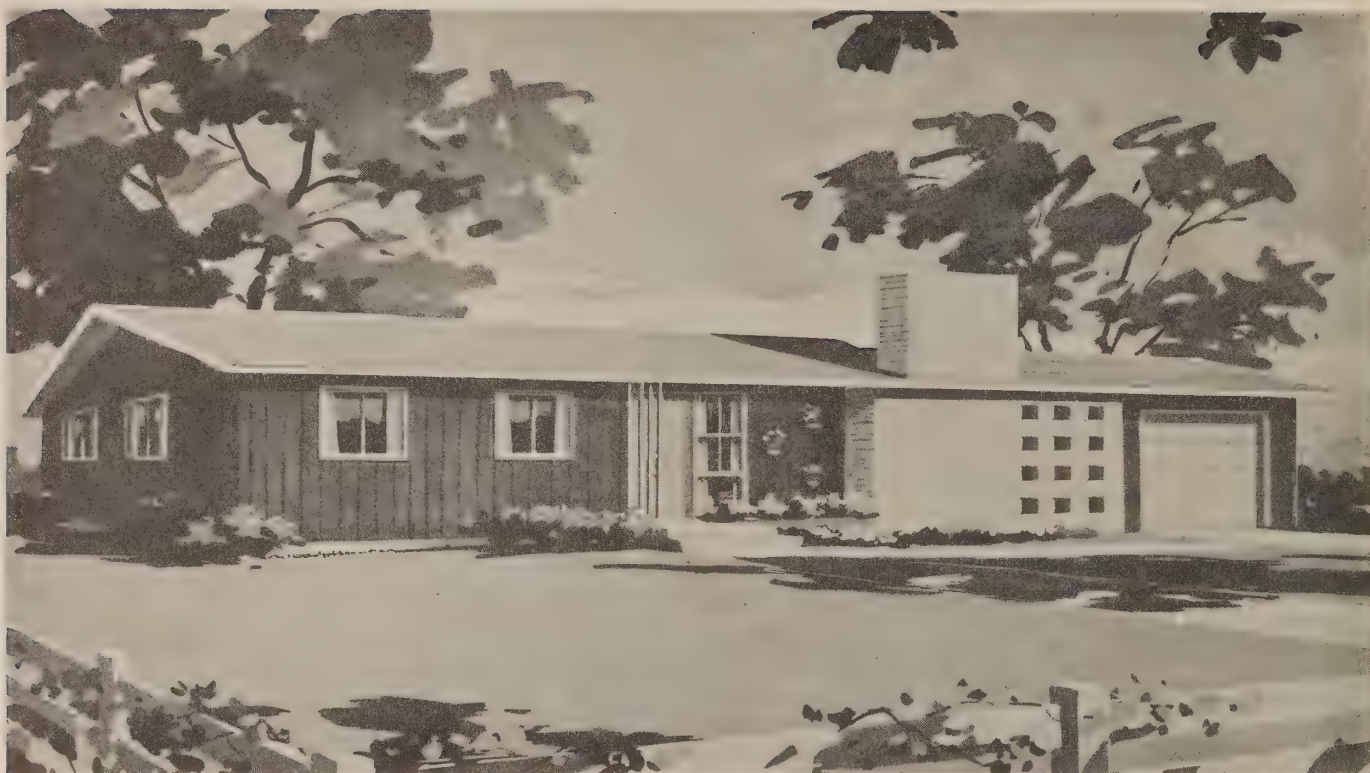


THE attractive home-like atmosphere created by the exterior design offers a warm welcome to family and guests. The glowing hearth of the log-burning fireplace will send a cheerful greeting through the large living room window on cold winter evenings. Inside, the kitchen is designed in the efficient step-saving "U" shape arrangement with one end set aside as breakfast table space.



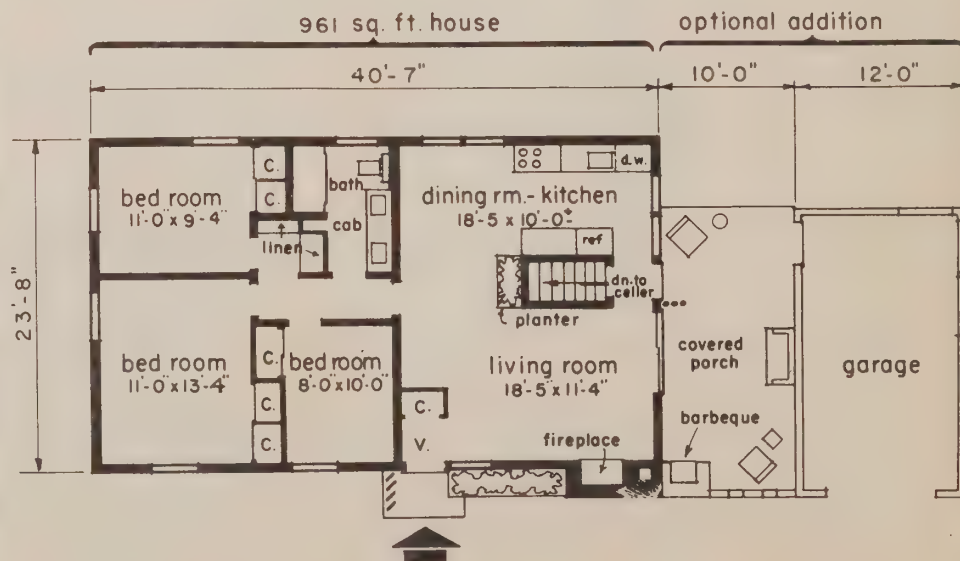


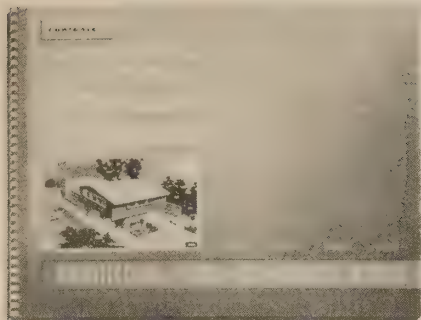
VISUAL AID basement plan shown above pictorially describes how the entire area may be used to add over 50% more living space to this economy home. The installation of the exterior basement entrance reduces traffic through the home and promotes increased use of these facilities. The do-it-yourself handy man can layout and equip the basement to suit the particular needs of his family.



PLAN P-491—House Area 961 sq. ft. Looking at the trim exterior, it is difficult to believe that this is about the smallest 3 bedroom ranch house possible, with full living facilities — carefully designed to accommodate 4 to 5 persons. The main achievements are: maximum living space (note minimum hall areas); low construction costs (by using a simple, rectangular shape); attractive exterior; comfortable living; all in a home that would fit anyone's budget. Dining-kitchen combination is a generous 18 foot room. Living room has a vestibule formed by the guest closet. Bath has double lavatory and is located to serve every room directly and with privacy. 8 closets supply ample clothes and linen storage, while the garage and full basement more than complete the requirements. Pierced brick wall of covered porch and attached garage extend the house length to an impressive 62'7" and provide pleasurable, private, outdoor living room complete with barbeque.

BELOW, breezeway adds sheltered outdoor living and a barbecue for change-of-pace meals. It can be built later, along with garage, if you want to keep first costs down.





PLANS (WORKING DRAWINGS), DESCRIPTION OF MATERIALS (SPECIFICATIONS) AND LUMBER AND MILL LIST CONTENTS OUTLINE

These documents have been engineered to provide the prospective home-owner with the greatest possible savings in the use of materials and labor in relation to the safety and livability of the building. The plans are complete, architecturally engineered professional drawings and are based on the national requirements of the F.H.A. (Federal Housing Administration).

To facilitate the use of the design in reverse, the drawings are re-printed in reverse on the back of each plan sheet necessitating only the transfer of dimensions and notations.

THE PLANS (WORKING DRAWINGS)

Blue-line drawings with floor plans and elevations at $\frac{1}{4}'' = 1'0''$. Details at larger scales.

Basement Plan—Footings and Foundation wall locations, sizes, thicknesses and dimensions—window locations and sizes—stair, heating locations—engineered steel girder and columns sizes and dimensions—electric outlet and switch locations—areaways—exterior entrances (if any),—First floor framing members, their sizes and framing direction—partitioning of first floor walls on top of foundation, etc.

Floor Plan (s) Shows walls, partitions, their location and thickness, window and door locations and their sizes, kitchen cabinets and equipment, stairs, location of all electric fixtures, switches and outlets, fireplace location, (if any) and size, all porches and terraces, garage (if any) and all ceiling framing members.

Elevations (Exterior views of house) Front, rear, left and right sides showing how the house will look when built, roof and material used, soffits, trim, window locations and heights, exterior doors, planters, flower boxes, shutters, louvers, siding material, fences, framing information, ceiling and floor heights and all foundation work above and below the ground.

Construction Section—A drawing of the skeleton framework (supporting members) of the house from top of roof to bottom of foundation showing rafters, ridge studding and their sizes, plates, sills, foundation walls, steel, outside grade, soffit, ceiling and floor joists, roof ties, special framing conditions (if any) and pertinent notes.

Plumbing Section—Elevation view of every bath and kitchen fixture in the entire house, all water lines to fixtures and their sizes, all waste lines and sizes, main soil line, traps and air-vents.

Details—Large size drawings of all special conditions of framing, built-in units, kitchen cabinet elevations, fireplace elevation, (if any) and corresponding explanatory notes.

THE DESCRIPTION OF MATERIALS (SPECIFICATIONS)

These "Specs" are the type necessary for submission (along with the plans) to the F.H.A. and/or V.A. for mortgage requirements. They cover 27 main classifications—each subdivided into type of materials (for example, #1 Hemlock or fir; 1:3:5 Concrete Mix etc.)

Instructions are included on the items to be filled in by the owner (for example hardware, lighting fixture choices, walks, landscaping, etc.).

In addition along with each "Spec" is a plot plan plus a description on how to use these documents with your builder, suppliers and others.

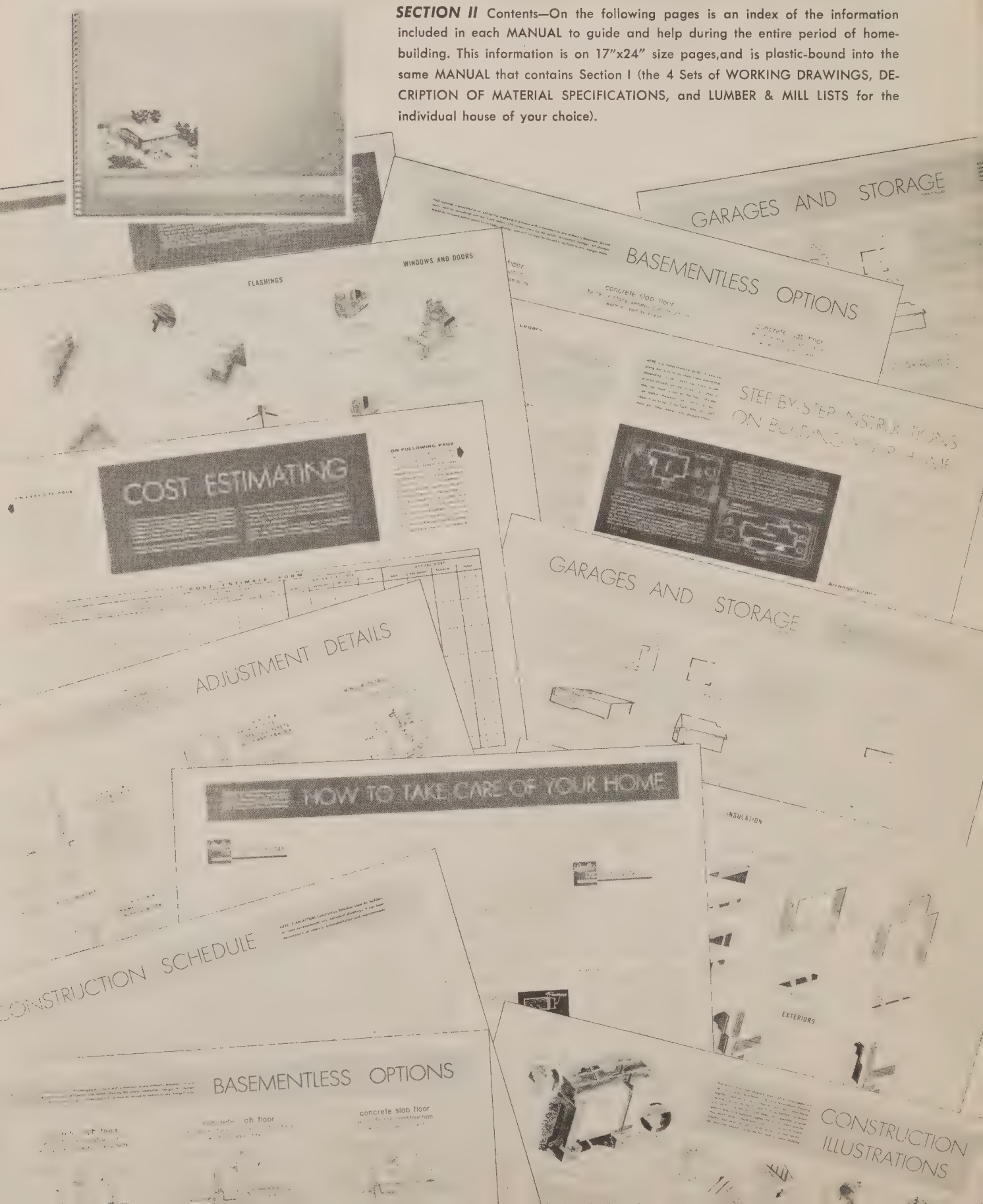
THE LUMBER AND MILL LISTS

Covers all framing lumber broken down into (1) number of pieces, (2) Size of piece, (3) length (4) use (5) grade of material and (6) Species (for example, 8 pieces—2" x 6"—16'0" long—outside header—#1 grade—Fir or Yellow Pine). Some of the various other items covered include sills, joists, headers, ledgers, bridging, studs, plates, bracing, cleats, beams, ceiling joists, sub flooring, plywood, collar beams, trim, stairs, door jambs, sheathing, siding, sash frames, windows, doors, cabinets, etc.

On the following pages is an index of the complete program of advice, guidance, instructions, charts, forms, and information needed for step-by-step professional guidance and builder assistance. Also included are the 4 Sets of WORKING DRAWINGS, DESCRIPTION OF MATERIAL SPECIFICATIONS, and LUMBER & MILL LISTS described above.

CONTENTS—(Partial list of information in the MANUAL)

SECTION II Contents—On the following pages is an index of the information included in each MANUAL to guide and help during the entire period of home-building. This information is on 17"x24" size pages, and is plastic-bound into the same MANUAL that contains Section I (the 4 Sets of WORKING DRAWINGS, DESCRIPTION OF MATERIAL SPECIFICATIONS, and LUMBER & MILL LISTS for the individual house of your choice).





Step-by-step instructions on building your home

Conforming to local regulations Planning landscaping
Location of easements and of gas, water and sewer lines

Buying Property

Title search initiated by lawyer
Escrow arrangements Title guarantee insurance
Plot survey and markers Dangers of title flaws

Arranging a Loan

building loan the first step Various interest rates
Schedule of payments to contractor
Points to settle before final payment
Shopping for favorable mortgage terms
Information needed to secure a loan
Favorable mortgage features
FHA and Veterans Administration Insurance
How it operates Requirements and approval

Construction Contract

What should be included
Lawyer's counsel essential

Beginning Construction

Requirements for building permit
Getting along with your contractor
The contractual relation
Dealing with the general contractor only
Avoiding interference on the job

Tax Advantages of Home Ownership

Final Pointers

Retaining a Lawyer

Advice on local procedures
Scrutiny of contracts and agreements

Selecting Property

Comparison of various areas, sites and prices
Accessibility to transportation, schools, churches and shopping
Effects of location on builders' estimates
Real estate tax rates
Local covenants and zoning regulations
How much to spend for land

Cost Estimates

Functions and advantages of a general contractor
Getting recommendations
Checking homes previously built
Preparing explicit specifications for firm cost estimates

Plot Plan

Locating home to best advantage within lot

Diagrams illustrating good construction practice (3 pages)

Foundation and First Floor

Footings, foundations, joists and flooring, with steel lally column and girder
Alternate wood girder
Alternate brick veneer construction
Foundations and slab for stoop
Exterior chimney with flue, cleanout and breaching

Platform Frame Gable End, Floor, Roof and Ceiling Framing

Second floor framing Corner post detail
Alternate cantilever brick veneer, 1½ story

Platform Frame Center Section, Studs, Diagonal Bracing, Blocking and Rafter Ties

Bearing partition detail Second floor detail

Details of Framing Openings

Interior door Chimney-roof Corner window
Regular window Fireplace-floor Chimney-floor

Exterior-Interior Walls

Corner post details
Intersecting interior and exterior walls

Bathroom with Wall and Floor Framing for Plumbing Lines and Preparation for Ceramic Tile Floor

Stair Openings

Parallel to joists Perpendicular to joists

Insulation

One-story house Four types of insulation
One and one-half story house Roof insulation
Ceiling insulation

Exterior Materials, Application Details

Board and batten Brick veneer, with foundation changes
Shingles

Flashings

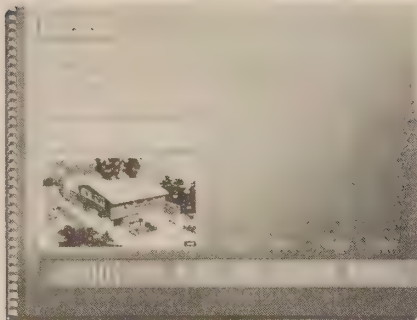
Rake-gable chimney flashing Flashing ridge of roof
Flashing roof valley

Eaves

Flush eave with gutter Overhang eave
Gable rake finish
Alternate construction with brick veneer

Windows and Doors

Exterior door
Framing and flashing over
Framing and finishing under and beside
Double-hung window
Framing and flashing over
Framing and weatherstripping beside
Weatherstripping and framing under
Window wall Unit
Framing and flashing over
Installation details for wood or metal sliding sash



Cost breakdown check list and cost estimating forms (4 pages)

Permits	Rough plumbing	Set trusses (if required)	Hang kitchen and medicine cabinets
Engineer site	(slab house only)	Rough plumbing	Complete trim
Strip lot	Prepare slab	Shingle roof	Prime paint
Water laterals	(slab house only)	Sheath roof	Bath tile and fixtures
Sewer laterals	Backfill interior	Chimney	Plumbing and heating
Septic tank (if required)	(slab house only)	Catwalk and bridging	Electrical complete
Cesspool or field drain tile (if required)	Oil tanks (if external)	Stucco (if required)	Oil burner hook-up
Dig and square footings	Radiant heat coils	Wood siding shingles (if required)	Finished floors
Pour footings	(slab house only)	Set interior door jambs	Paint complete
Foundation forms	Finish slab	Rough electrical	Weatherstripping
Pour or build foundations	(slab house only)	Set tub and boiler	Final grading and seeding
Build piers (if required)	Exterior walls	Steps, walks, splash blocks	Clean house
Columns and main girders	Sheathing	Glazing windows	Caulking
Floor joists and rough floor	Studding and set beams	Sheetrock interior	Gutters and spouts
	Joists and rafters	Lath (if required)	Temporary electricity
		Brown plaster (if required)	Temporary heat
		Finish plaster (if required)	Sizing walls; Papering
		Exterior trim	Curbs (if required)
		Insulation	Sidewalk (if required)
		Hang doors; install locks	Inspections
		Set ready-built cabinets	Miscellaneous

Construction schedule chart (1 page)

All trades and inspections Twenty-week period

Plans and applications for building permit filed	Masonry ordered
Exterior color of house and trim determined	Foundation forms stripped
Kitchen and bath color determined	Engineers survey
Bulky equipment ordered (boiler, oil tank, etc.)	Foundation inspected
Cellar sash, main girders & columns ordered	Dampproofing of foundation walls
Plumbing fixtures ordered	Backfill
Plot stripped	Backfill inside foundation (slab house only)
Plot and house location staked out	Bulky equipment in cellar
Excavation	Rough plumbing & slab poured (slab house)
Excavation inspected	Framing and sheathing
Footings dug and poured	Chimney and enclosure inspection
Foundation forms erected & sash frames set	Plumbing roughed and tub set
Foundation poured	Cesspool constructed or sewer connected
Framing & sheathing material ordered	Rough plumbing inspection
Frames, sash, trim & cornice ordered	... and 27 more items listed

Conversion to basementless design (2 pages)

Optional Construction Details

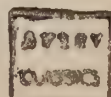
- Concrete slab floor
 - Wood frame construction
 - Warm air slab duct heat
 - Other types of heating
 - Brick or stone veneer construction
 - Warm air slab duct heat
 - Other types of heating
 - Concrete block construction
 - Wood floor, crawl space

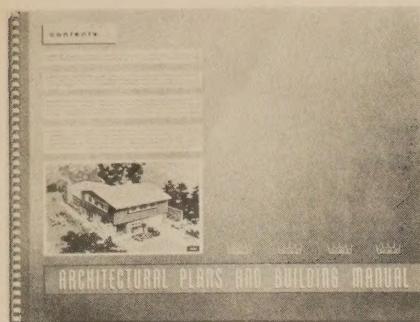
- Wood frame construction
- Brick or stone veneer construction

Special Considerations

- Relocation of heating unit
 - In extra closet
 - In partial excavation under crawl space
 - Above or suspended from ceiling joists
 - In stair well area
 - In attached garage

- Arrangements for fuel storage
- Rough plumbing in slab
- Increased general storage requirements
 - Minimum storage space schedule
 - Attic storage
 - Extra closets
 - Built-on storage
 - Crawl space storage
 - Storage space in garage
 - Laundry facilities





Garages and storage (2 pages)

Construction Details

Two-car garage, wood frame construction
One-car garage, brick veneer construction

Garage projected forward
Breezeway and gable-roofed garage
Garage opening at end

How to Attach Garages

Breezeway and flat-roofed garage

Carport and Storage

Adjustment details (1 page)

Wall Sections

From frame to brick or stone veneer
From frame to concrete block
From brick or stone veneer to concrete block or brick and block

From brick or stone veneer to frame

Window Details

In frame wall
In veneer wall
In masonry wall

Information for plot plan, record of plans, specifications and mill lists

Check List of Items to be Agreed Upon by Owner and Builder and Entered into Specifications

Excavation	Cabinets and interior detail
Foundations	Special floors and wainscot
Chimneys	Plumbing
Gutters and downspouts	Heating
Decorating	Electric wiring
Windows, screens and storm sash	Lighting fixtures
Entrances and exterior detail	Miscellaneous
	Hardware
	Special equipment

Porches, terraces planting, finish grading;
Garages, walks and other on-site
driveways; landscaping improvements

Instructions on Use of the Above Documents

For builder and mortgage lender
For local building department, where required
For builder and lumber dealer
For owner
Specifications as part of the builder contract

How to take care of your home (2 pages)

Foundations

Minute cracks Slight seepage
Large cracks

Concrete Walks, Driveways, Floors

Minor and major cracking Overcoming surface
Regular washings with dusting
soap and water Curing objectionable
Care of stains efflorescence

Lumber and Millwork

Some drying and shrinkage Diagrams illustrating
inevitable equalized shrinkage in
Moderate temperatures to platform framing method
retard drying-out

Windows

Repairing rattling windows
Causes and remedies for binding or sticking

Plumbing

Care and prevention of clogged drains
Protection against freezing
Draining water heaters
Care of exposed metal fixtures

Septic Tanks

Preventing damage to dispersal field area
Cleaning every 3 to 5 years

Heating

Careful study of manufacturer's instruction booklet
Seasonal care and adjustments

Attic Louvers and Ventilation

Roofs

Periodic checks
Keeping gutters and leaders clear
Checking leaks and damage

(Continued)

(Continued from preceding page)

Fireplaces and Chimneys

Preventing heat loss

Electricity

Dangers of amateur repairs and alterations

Care of Appliances

Condensation

Decorating

Plaster Wallpaper Paint

Floors

Care of hardwood floors

Care of linoleum

Care of tile floors

Helpful suggestions

Calendar Check Chart

Spring — Summer — Fall — Winter

Home Maintenance Tools

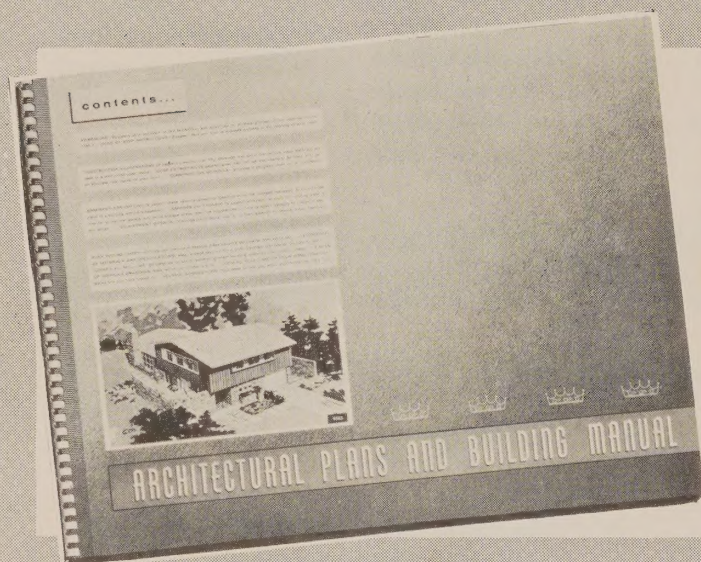
List of basic handy tools

Directory

Telephone Directory

Address Directory

Deposit Notations



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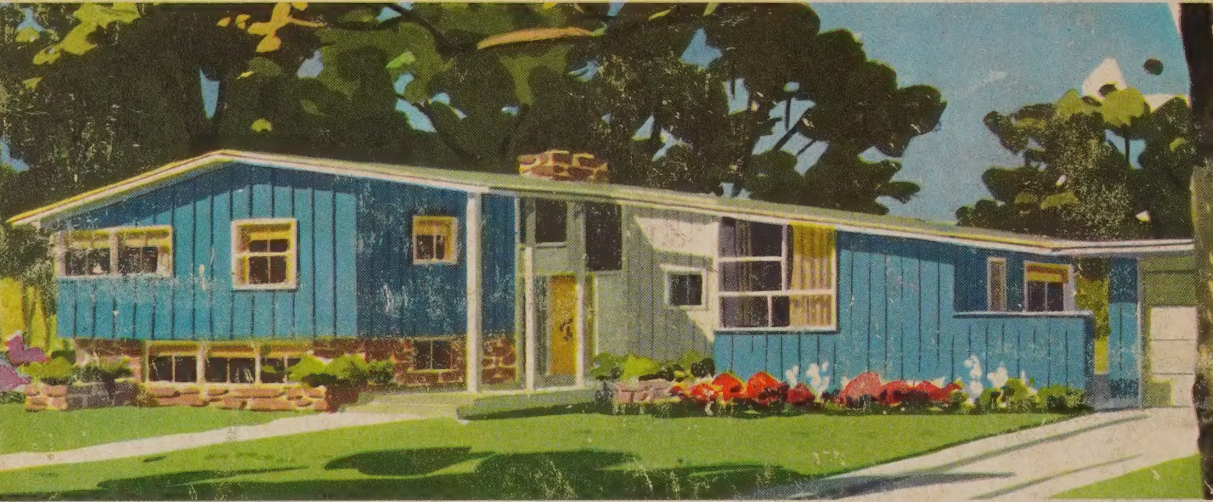
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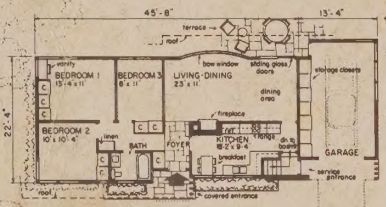
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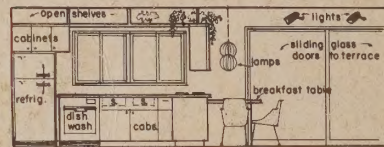
Rudolph A. Matern



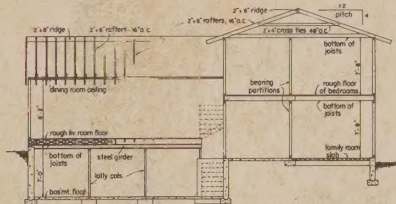
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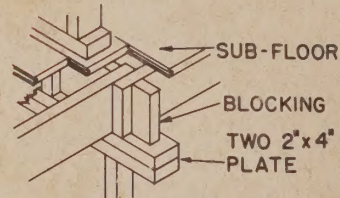
FLOOR PLANS



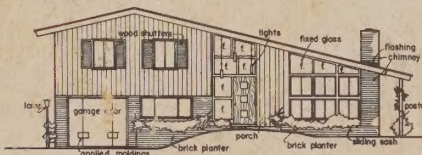
KITCHEN DETAILS



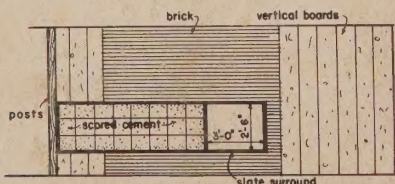
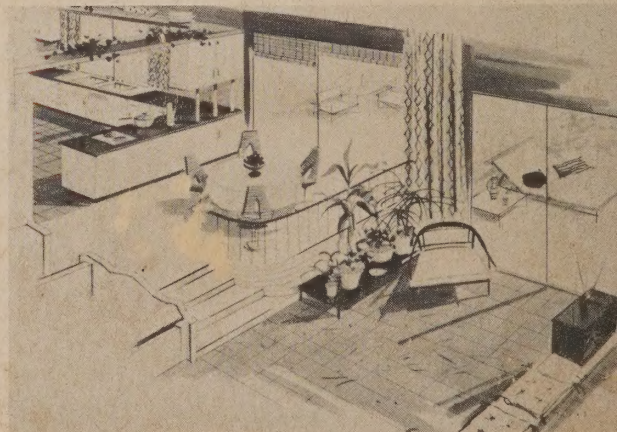
SECTIONS



CONSTRUCTION DRAWINGS



ELEVATIONS



FIREPLACES



DETAIL ILLUSTRATIONS